



## Holly Road

St. Marys Bay Romney Marsh TN29 0XB

- Semi-Detached Bungalow
- Well Presented Throughout
  - Spacious Lounge/Diner
- Large Conservatory & Rear Garden
  - Off-Road Parking
- Two Bedrooms
- Modern Fitted Kitchen
  - Shower Room
- New Floor Coverings Throughout
- No Onward Chain

**Asking Price £295,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented two bedroom semi-detached bungalow set in a quiet cul de sac within walking distance of local amenities and the seafront. The accommodation comprises a reception hall, a modern fitted kitchen, a spacious lounge/diner, two bedrooms, a shower room and a large rear conservatory. The good-sized rear garden has been attractively landscaped, and there is a useful brick-built outbuilding and a gated yard area to the side. There is also a brick block paved front drive with an off-road parking space. The property has recently been redecorated and new floor coverings have been laid throughout. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Located on the popular 'Tree Estate' in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

#### **Front Entrance**

With UPVC front door with inset frosted double glazed panels and windows to sides, opening to reception hall.

#### **Reception Hall**

With newly-fitted doormat, coat-hanging space, built-in store cupboard with fitted shelving, gas meter and consumer unit, newly-laid wood effect vinyl flooring, door to lounge/diner, open doorway through to kitchen.



**Kitchen 11'7 x 7'6**

With side aspect UPVC double glazed window, UPVC double glazed back door, range of fitted wood effect store cupboards and drawers, rolltop work surfaces with matching upstands and tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, four ring gas hob with extractor canopy over, fitted high level double electric oven, wall-mounted Glow Worm gas-fired boiler, space and plumbing for washing machine and slimline dishwasher, coved ceiling, newly-laid wood effect vinyl flooring.

**Lounge/Diner 18'10 x 11'10**

With front aspect UPVC double glazed window looking onto garden, heating control panel, coved ceiling, newly-laid carpet, two radiators, door to inner hallway.

**Inner Hallway**

With built-in airing cupboard housing hot water cylinder with fitted shelving, newly-laid carpet, doors to bedrooms and shower room.

**Shower Room 7'6 x 5'6**

With UPVC frosted double glazed window, large walk-in shower enclosure with Mira shower, wall-mounted shower seat and aquaboard panelling to walls, pedestal wash hand basin with mixer tap and wall-mounted shower attachment over, WC, coved ceiling, part-tiled walls, vinyl flooring, radiator.

**Bedroom 12'2 x 10'8**

With rear aspect window with secondary glazing looking through garden room to garden, loft hatch, newly-laid carpet, coved ceiling, radiator.

**Bedroom 8'8 x 8'1**

With coved ceiling, newly-laid carpet, rear aspect double glazed window and sliding door opening to conservatory.

**Conservatory 15'7 x 9'**


With side and rear aspect UPVC double glazed windows and sliding door opening to patio and garden, power and light, newly-laid wood effect vinyl flooring, radiator.

**Outside:**

To the front of the property is an attractive low-walled garden laid to beach shingle with a shrub border, a brick block paved driveway with space for one car, a path to the front door and a side gate. To the side of the bungalow is an enclosed back yard area laid mostly to paving with a gravel border and an outside tap. From here a back gate accesses the rear garden. This has been attractively landscaped, comprising a paved patio by the garden room with raised flower beds, opening through to a lawn with mature shrub borders, and a further paved terrace to the side and rear with a pergola to the rear corner. There is also a useful garden shed and a brick-built outhouse.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**Mapps Estates Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.