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Fisher Close, Hythe

Guide Price £500,000



GUIDE PRICE OF £500,000 - £525,000 - This substantial three-bedroom semi-detached family home in Hythe offers generously proportioned accommodation, an attractive rear garden and excellent potential for a purchaser looking to create a home to their own taste. The property requires updating and modernisation throughout, providing an exciting opportunity to enhance and personalise the accommodation.

The ground floor is approached via an entrance porch leading into a central hallway. A particular feature is the impressive sitting/dining room, extending the depth of the property and providing a spacious and versatile area for both everyday family living and entertaining. A separate kitchen offers further scope for modernisation, while a convenient ground-floor WC completes the principal accommodation.

Upstairs, the property provides three well-proportioned bedrooms, including a particularly generous main bedroom, together with a family bathroom. The layout offers excellent potential for families and buyers seeking spacious accommodation in a popular residential setting.

Externally, the property benefits from a private driveway providing off-road parking, together with a substantial attached garage, offering excellent storage and potential for a variety of uses, subject to any necessary permissions. To the rear is an established and secluded garden, featuring mature trees, shrubs, planted borders and patio areas, creating an attractive outdoor space with plenty of potential for further landscaping.

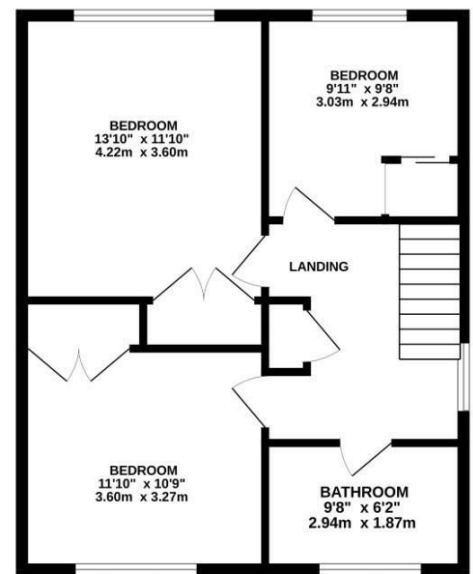
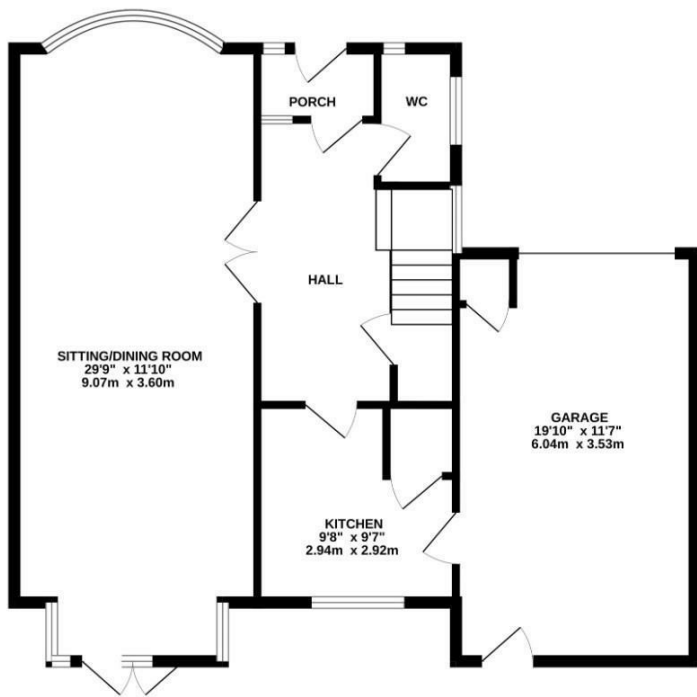
Situated in the sought-after coastal town of Hythe, Kent, the property is conveniently positioned for access to the town's High Street, local amenities, schools, the Royal Military Canal and Hythe's popular seafront and beach. Folkestone and its high-speed rail services to London are also within easy reach.



- GUIDE PRICE OF £500,000 - £525,000
- Substantial Three-Bedroom Semi-Detached Family Home
- Further scope for loft conversion subject to planning
 - Sitting/Dining Room
 - Ground-Floor WC & Family Bathroom
 - Driveway & single garage
 - Established & Secluded Rear Garden
 - Quiet cul de sac location
- Sought-After Hythe Location Close to Local Amenities & Seafront



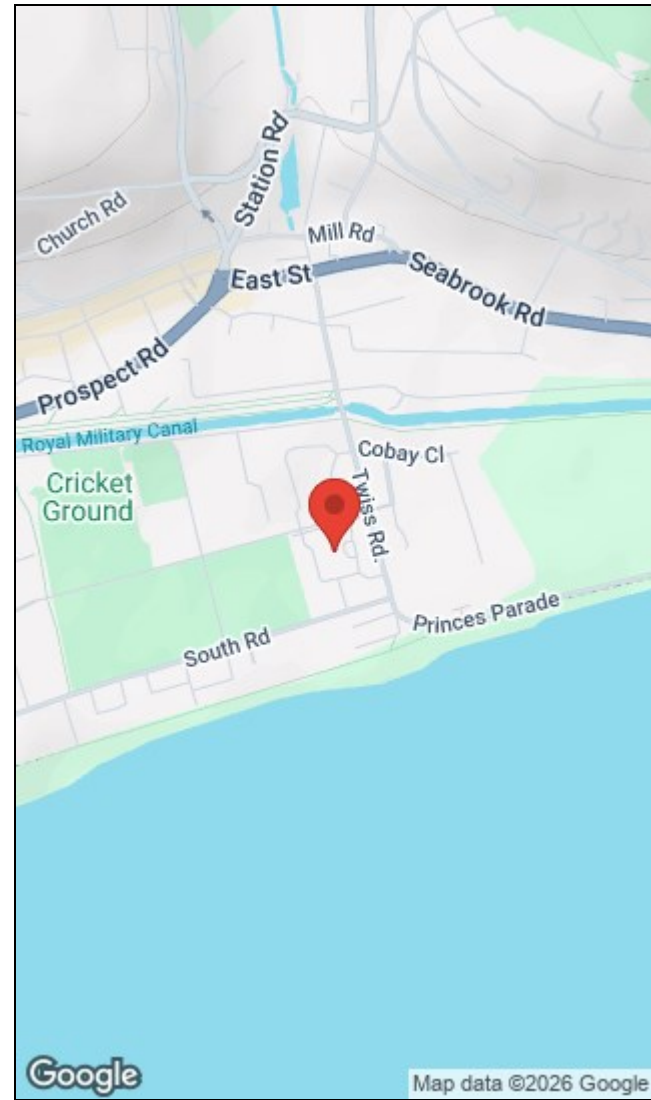




TOTAL FLOOR AREA : 1417 sq.ft. (131.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
	53				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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