

Martins Way

Hythe CT21 6QU

- Well Presented Mid-Terrace Home
- Spacious Living Room
- Family Bathroom With Underfloor Heating
- Low Maintenance Rear Garden
- Modern Fitted Kitchen/Diner
- Three Bedrooms
- Modern Gas-Fired Boiler
- Delightful Views Of The 'Roughs'

Guide Price £260,000 - £280,000 Freehold













GUIDE PRICE £260,000 - £280,000
Mapps Estates are delighted to bring to the market this well presented mid-terrace family home located on a popular residential development on the western outskirts of Hythe. The generous and well-proportioned accommodation comprises a front entrance porch, a spacious living room, and a modern kitchen/diner to the ground floor, with the first floor comprising three bedrooms and a well-appointed family bathroom with a bath, separate shower and underfloor heating. The property also enjoys hillside views, a gas-fired central heating system with a recently-installed boiler, and a low-maintenance rear garden. An early viewing comes highly recommended.

Located to the western side of Hythe in a popular residential area and close to the Royal Military Canal which has a cycle path into the town; regular bus services run along the nearby A259 giving access to the town centre. Here, you will find a good selection of independent shops and supermarkets including Aldi, Waitrose, Sainsbury's and Iceland. Doctors' surgeries, dentists and library are just off the town centre, with the unspoilt seafront promenade within easy reach by car. Primary schooling is available in Palmarsh and Hythe, with secondary schooling being available in Saltwood. Grammar Schools for both girls and boys are also available in the nearby town of Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car and with the High-speed rail services available from Folkestone West Station, London St. Pancras is approximately fifty minutes away.

Ground Floor:

Front Entrance Porch
With UPVC frosted double glazed front door and frosted double glazed windows to front and side, consumer unit, electric and gas meters, coat-hanging space and space for tumble dryer, frosted glazed panel door leading through to living room.

Living Room 16'7 x 15'11
With large front aspect UPVC double glazed window with view of the 'Roughs' open tread staircase to first floor, built-in store cupboard, wood effect LVT flooring, two radiators, frosted glazed panel door through to kitchen/diner.

Kitchen/Diner 15'10 x 10'10
With rear aspect UPVC double glazed window looking onto garden, large rear aspect double glazed window and sliding door opening to garden, modern fitted kitchen comprising a range of store cupboards and drawers, square edged worktops with tiled splashbacks, inset one and a half bowl resin sink/drainer with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher, matching island unit comprising breakfast bar and additional storage, wood effect LVT flooring, radiator.

First Floor:

Landing
With underfloor heating control panel for bathroom, loft hatch with fitted loft ladder (there is a modern 'Intergas' gas-fired combination boiler installed in the loft), doors to bedrooms and bathroom.

Bedroom 13'7 x 9'1
With large front aspect UPVC double glazed window with view of the 'Roughs' and frosted lower panel, recessed fitted double wardrobe, radiator.

Bedroom 11'5 x 8'8
With rear aspect UPVC double glazed window looking onto garden, recessed fitted double wardrobe, radiator.

Bedroom 10'4 x 6'5
With front aspect UPVC double glazed window with view of the 'Roughs' radiator.

Family Bathroom 7'9 x 6'10
With UPVC frosted double glazed window, panelled bath with central mixer tap, large fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, part-tiled walls, wood effect LVT flooring with underfloor heating, chrome effect heated towel rail.

Outside:
The front garden is laid to lawn with a pathway leading to the front entrance. The low-maintenance rear garden has been mostly laid to paving with a planted border to one side, a garden store and an outside tap. A back gate accesses a shared alleyway.



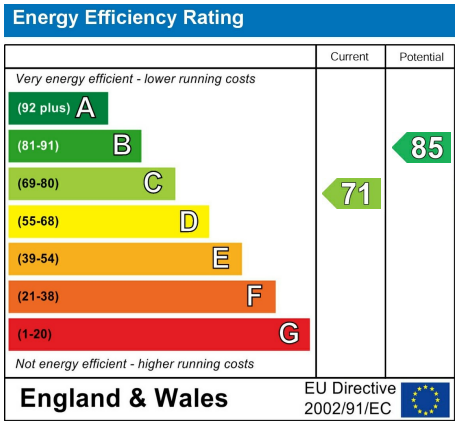
Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C







Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.



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