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Energy Efficiency Rating	
Current	Potential
66	85
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(31-40)	(41-50)
C	B
(61-80)	(81-90)
A	A
(91-100)	(101-120)
Very energy efficient - lower running costs	



CROFTERS CLOSE HYTHE



CROFTERS CLOSE  
HYTHE

£325,000



- Council Tax Band: C
- Chain Free
- Recently Modernised Throughout
- New Kitchen
- Close To Shops And Superstores
- Lovely Garden
- Popular And Quiet Location
- Shower Room
- Two Double Bedrooms

## LOCATION

Situated to the western side of the town on the popular Pennypot development and within level walking distance of Hythe town centre with its range of independent shops together with the all-important Waitrose store, Sainsburys and Aldi which is only a five minute walk away. Primary schooling is available in nearby Palmarsh with secondary schooling being available in Saltwood with both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from both Folkestone West and Folkestone Central giving access to London St Pancras in just over fifty minutes. Hythe also enjoys and unspoilt seafront and the Historic Royal Military Canal which runs through the centre of the town and is also only ten minutes walk from the property.

## ABOUT

DELIGHTFUL BUNGALOW IN A QUIET AND POPULAR LOCATION, CHAIN FREE!

Miles and Barr are pleased to present this two bedroom, semi-detached bungalow to the market.

The bungalow has recently undergone modernisation and refurbishment and now presents as a place where any new buyer can pick up the keys and move in, relax and know everything is taken care of.

The home has light, bright and spacious accommodation comprising a large entrance hall, lobby which could be utilised as a hobby room or study, a nice sized lounge / diner with a new fireplace and overlooking the garden and a re-wired and re-fitted modern kitchen with integrated appliances. There are two good sized double bedrooms and a shower room with a double walk in shower, basin and W.C. The home is also both double glazed and centrally heated.

Outside you will find both front and rear gardens presented in very good order and a driveway which provides off street parking. Finally the home has a garage with an up and over door and both light and power.

The home is in a quiet and popular location close to shops, is in very good order and is being offered chain free. For more information and your chance to view, call Miles and Barr today!

## DESCRIPTION

Entrance Lobby 11'03" x 7'05" (3.43m x 2.26m)

Lounge / Diner 17' x 11'10" (5.18m x 3.61m)

Kitchen 9'08 x 9'06" (2.95m x 2.90m)

Bedroom One 12'05" x 10'07" (3.78m x 3.23m)

Bedroom Two 10'10" x 9'02" (3.30m x 2.79m)

Shower Room 6'07" x 5'05" (2.01m x 1.65m)

External

Rear Garden

Front Garden

Off Street Parking

Garage

