



49 High Street, Hythe, Kent CT21 5AD



2 KEDDOWS CLOSE HYTHE

£325,000 Freehold

Being offered for sale for the first time since it was built in the late 1950s, a three bedroom semi detached family home occupying a particularly generous plot on a popular cul-de-sac. Now requiring updating and improvement but offering the potential to create a particularly comfortable home. EPC E



2 Keddows Close Hythe CT21 6NJ

Porch, Sun Room, Inner Hall, Sitting Room, Kitchen, Bathroom, Three Bedrooms

DESCRIPTION

This extended semi detached house is situated at the end of a cul-de-sac where it occupies a particularly generous corner plot. The property has been in the hands of the same owner since it was built in the late 1950 s. it is fair to say that it does now require updating and improvement however, with considerable scope to extend (subject to all necessary consents and approvals being obtained), offers purchasers the opportunity to create a home tailored to suit their own tastes and requirements. It is thought well worthy of any expenditure required and has been priced accordingly.

The accommodation comprises an entrance porch leading to a sun room, inner hallway leading to the sitting room, kitchen and ground floor bathroom. on the first floor there are three particularly generous double bedrooms.

To the front of the house there is off street parking and to the rear the plot widens significantly with a large expanse of lawn, prefabricated garage and various sheds etc. There is considerable scope for the installation of a garden building to provide an office, studio or home gym.

SITUATION

The property is situated in a desirable residential location approximately a mile-and-a-half to the west of Hythe town centre, with a bus route nearby for easy access to Hythe, Folkestone, Ashford, New Romney, etc. The Royal Military Canal, cycle path and local beauty spot The Roughs with pleasant walks, picnic areas, etc., are only a short walk away.

Hythe is a well-served town with a bustling High Street, 4 supermarkets (including Waitrose, Sainsbury and Aldi) and range of independent shops and restaurants. There are two golf courses and a Leisure Centre at the Hotel Imperial, all within easy reach and there is a variety of other sports and leisure facilities in the vicinity.

The M20 (Junction 13) and Channel Tunnel Terminal are both approximately 4 miles distant and there is a mainline railway station at Saltwood, approximately 3 miles away. The High Speed Link to London St Pancras is available from Ashford International Station with a journey time of approximately 37 minutes or Folkestone with a journey time of approximately 53 minutes.

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The accommodation comprises:

ENTRANCE PORCH

Entered via a double glazed door with double glazed windows to either side, door to:-

SUNROOM

Access to shelved storage cupboard, double glazed window to side overlooking the garden, double glazed door giving access to the rear garden, coved ceiling, radiator, door to:-

INNER HALLWAY

Access to storage cupboard, doors to:-

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, worksurface inset with stainless steel sink and drainer unit, tiled splashbacks, space for freestanding cooker and freestanding fridge/freezer, coordinating wall cupboards, wall mounted Worcester gas boiler, double glazed window overlooking the garden, radiator.

BATHROOM

Panelled bath with electric Triton shower over, close coupled WC, pedestal wash basin, obscure double window to side, radiator.

SITTING ROOM

Timber fireplace surround inset with gas fire, double glazed window to front, staircase to first floor, access to under stairs storage cupboard, picture rail,

FIRST FLOOR LANDING

Double glazed window over staircase, access to loft space, doors to:-

BEDROOM 1

Double glazed window to front.

BEDROOM 2

Double glazed window to rear.

BEDROOM 3

Double glazed windows to front and side, radiator.

OUTSIDE

FRONT GARDEN

Directly to the front of the property is a driveway providing off-road parking. The remainder of the garden is laid extensively to lawn.

REAR GARDEN

The garden to the rear of the property is of a generous size and is enclosed mainly by timber panelled fencing. Within the garden is a detached garage of pre-fabricated construction, a timber framed storage shed, a timber framed summer house and two greenhouses. The garden is laid extensively to lawn with various specimen trees, various shrubs and a paved patio area.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2299.66 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**




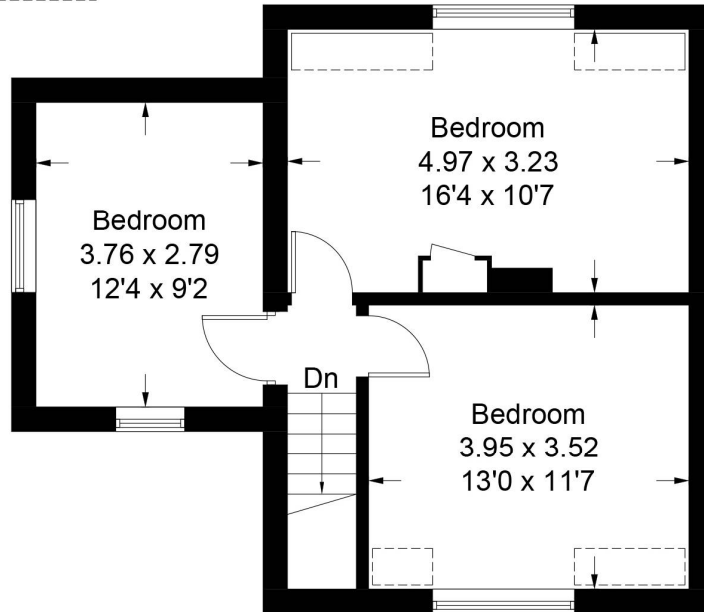




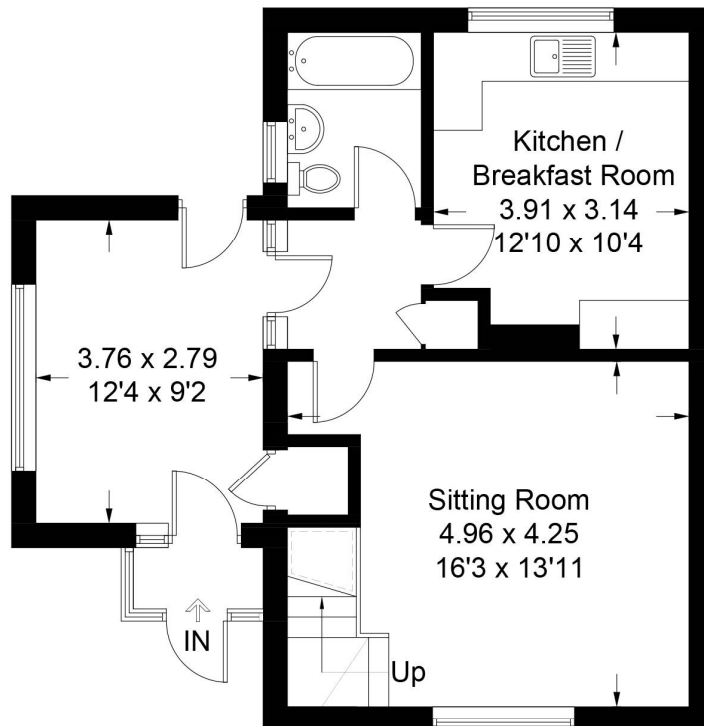
Keddows Close, Hythe, CT21

Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166321)