



66 Sir John Moore Avenue, Hythe, Kent. CT21 5BZ

Guide Price **£319,000**



- Bungalow
- Two double bedrooms
- Tiered rear patio garden
- Garage en block with up and over door
- Early viewing highly recommended

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated only a short walking distance from the town centre, offering a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military canal runs through the centre of the town and offers pleasant walks and recreational facilities. The town also boasts an unspoilt seafront. The M20 Motorway, Channel Tunnel Terminal, and port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West, giving access to St Pancras London in just over fifty minutes. Primary schooling is available just off Hythe Green with secondary schooling being available in nearby Saltwood and both boys' and girls' grammar schools in Folkestone.

A two bedroom bungalow situated only a short walk from town in good condition with front & rear gardens. The property comprises of porch, living room, kitchen, split level hallway, two double bedrooms and a shower room. It benefits from UPVC double glazing throughout and a gas fired heating system. Outside you have a tiered rear patio garden as well as a patio seating area to the front and garage en block. An early viewing is highly recommended.

## PORCH

with wood effect laminate flooring, UPVC double glazed frosted window to side, two cupboards with shelving & housing RCD fusebox and meters

## SPLIT LEVEL HALLWAY

with wood effect laminate flooring, airing cupboard with shelving and hot water cylinder, radiator

## KITCHEN

with wood effect laminate flooring, a selection of high & low level kitchen cabinets, laminate worktops, integrated fan assisted oven, four ring gas hob with extractor fan over, localised tiling, one bowl stainless steel sink, UPVC double glazed window overlooking front, space & plumbing for washing machine, radiator, cupboard with space for tall fridge freezer, larder cupboard with shelving

## LIVING ROOM

with wood effect laminate flooring, tall modern radiator, wall mounted electric fireplace, UPVC double glazed sliding doors leading onto front, fitted bifold shutters

## BEDROOM 1

with laminate flooring, UPVC double glazed windows overlooking rear garden, radiator, built in wardrobes with hanging rail and shelving

## BEDROOM 2

with laminate flooring, UPVC double glazed windows overlooking rear garden, radiator, UPVC double glazed door leading to rear garden

## SHOWER ROOM

with wood effect vinyl flooring, localised tiling, hand basin with mixer taps over, WC, walk in shower cubicle with power shower over, radiator

## OUTSIDE

The property enjoys a tiered rear garden with patio seating areas, a selection of planting and a storage shed, to the rear there is a gate with access to a path leading out to Corunna Close. To the front steps lead up from the road with path leading to the front door, there is a selection of mature planting to the front with a patio seating area in front of the living room.

## GARAGE EN BLOC

with up and over door

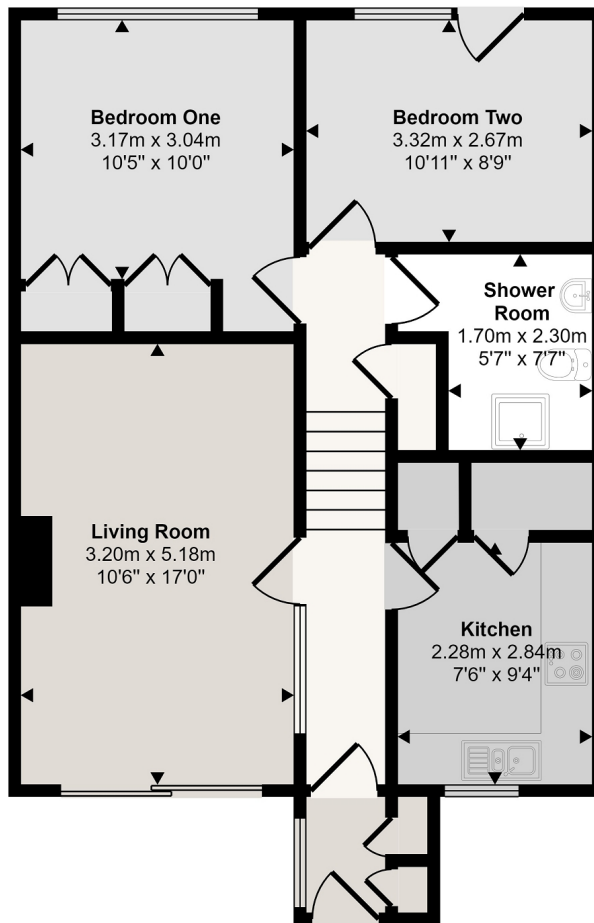
**Tenure** - Freehold

**Council tax** - Band C

**Local Authority** - Folkestone & Hythe District Council



Approx Gross Internal Area  
62 sq m / 671 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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