



**Williamson Road, Lydd On Sea**

Romney Marsh

In Excess of **£300,000**

# 33 Williamson Road

Lydd On Sea, Romney Marsh

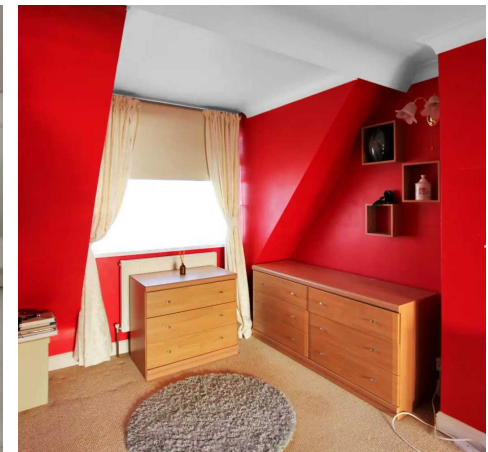
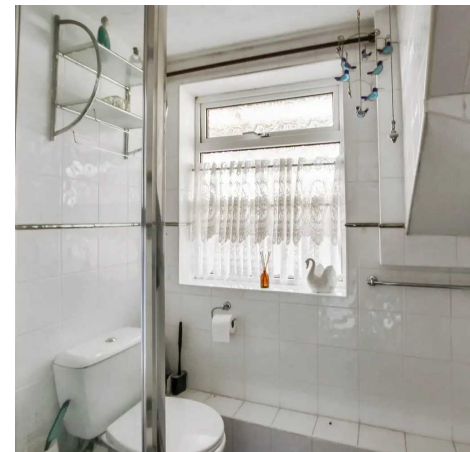
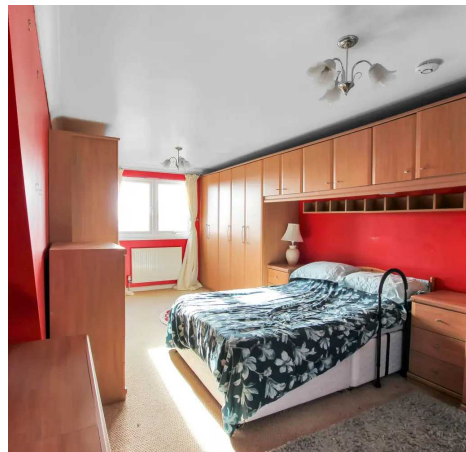
Fantastic opportunity to put your own stamp on this two bed chalet style property, Easily converted to make a three bed home. Chain free and in need of modernisation, it offers immense potential.

Generously sized living room, kitchen diner, utility area, dual aspect main bedroom, off-street parking, car port, protected rear views. Close to local shops. Ample outside space for landscaping and creating a beautiful garden retreat. Spacious and versatile living space. Don't miss the chance to create your dream home!

Council Tax band: B

Tenure: Freehold

- Two Bedroom
- Chalet Style Home
- Large Living Room
- Open Country Views





**Entrance Hall**

**Living Room**

15' 7" x 10' 11" (4.75m x 3.32m)

**Kitchen/Diner**

10' 3" x 17' 1" (3.12m x 5.20m)

**Shower Room**

**Utility Room**

**Landing**

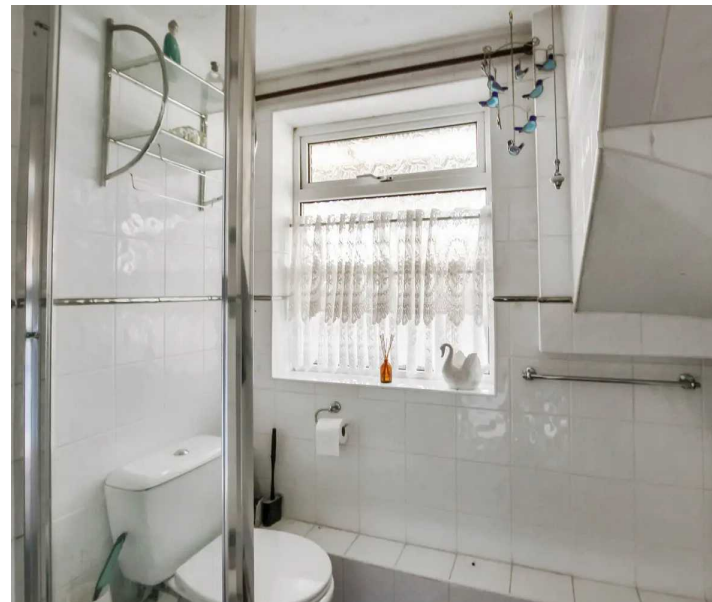
**Bedroom**

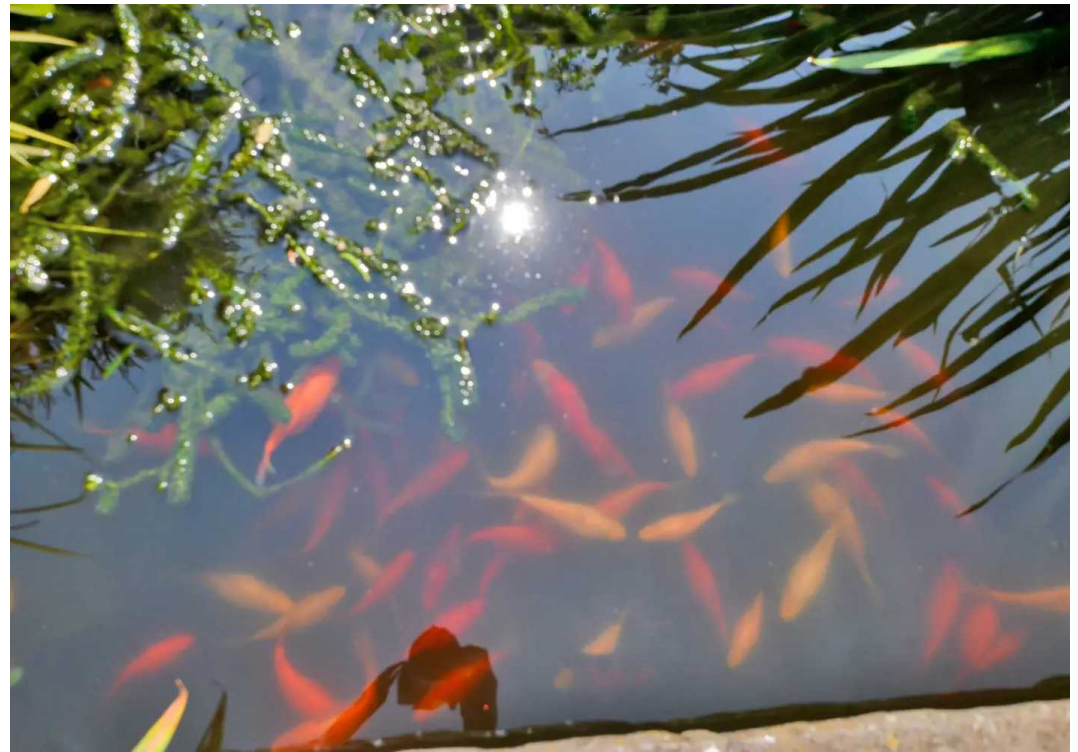
27' 0" x 10' 8" (8.23m x 3.25m)

**Bedroom**

14' 1" x 7' 10" (4.28m x 2.40m)

**Family Bathroom**





## Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



## First Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 93.5 sq. metres (1006.1 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



Andrew & Co Estate Agents - New Romney

01797 362898

[newromney@andrewandco.co.uk](mailto:newromney@andrewandco.co.uk)

