



**7 Marsh Crescent, New Romney**

New Romney

In Excess of **£265,000**



## 7 Marsh Crescent

New Romney, New Romney

**\*\*Modern 2 Bed End of Terrace Home in New Romney\*\***. Spacious living room, stylish kitchen, 2 double bedrooms with wardrobes, modern shower room. Large private garden with 2 sheds. Close to town and schools, great for first-time buyers. Book a viewing today!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom
- End of Terrace Home
- Spacious Living Room
- Modern Style Kitchen
- Large Garden
- Two Brick Built Sheds
- Town Centre Location



**Entrance Porch**

**Hallway**

**Lounge/ Diner**

20' 0" x 11' 4" (6.10m x 3.45m)

**Kitchen**

9' 4" x 8' 3" (2.84m x 2.52m)

**Landing**

**Shower Room**

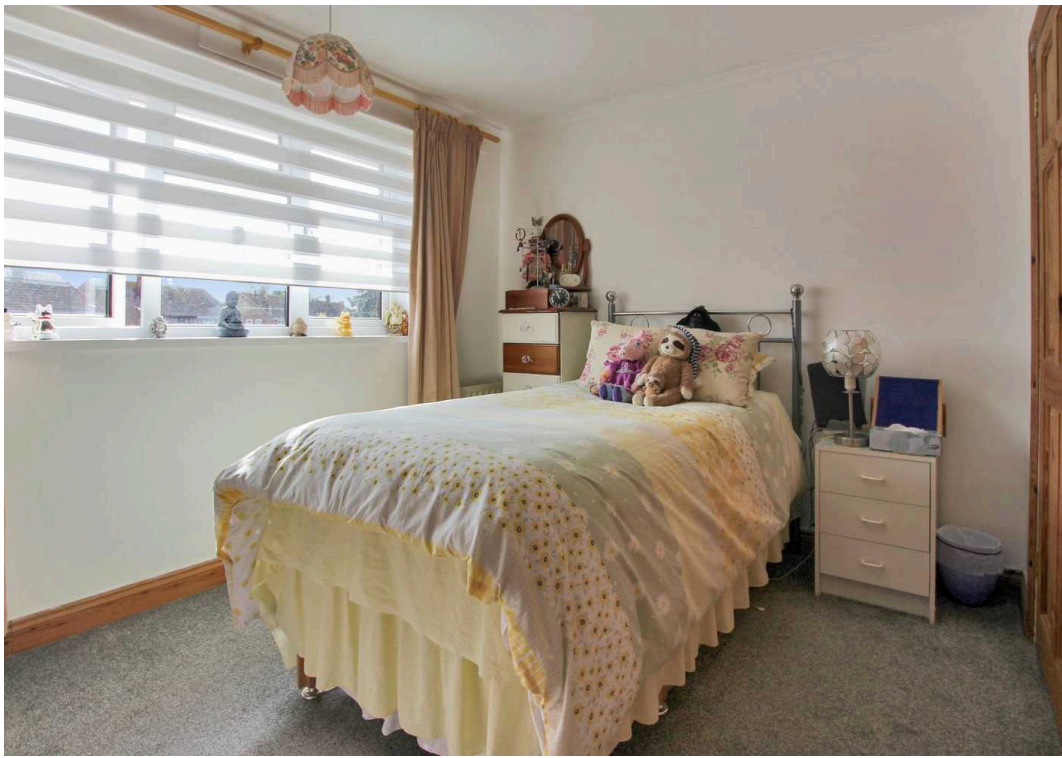
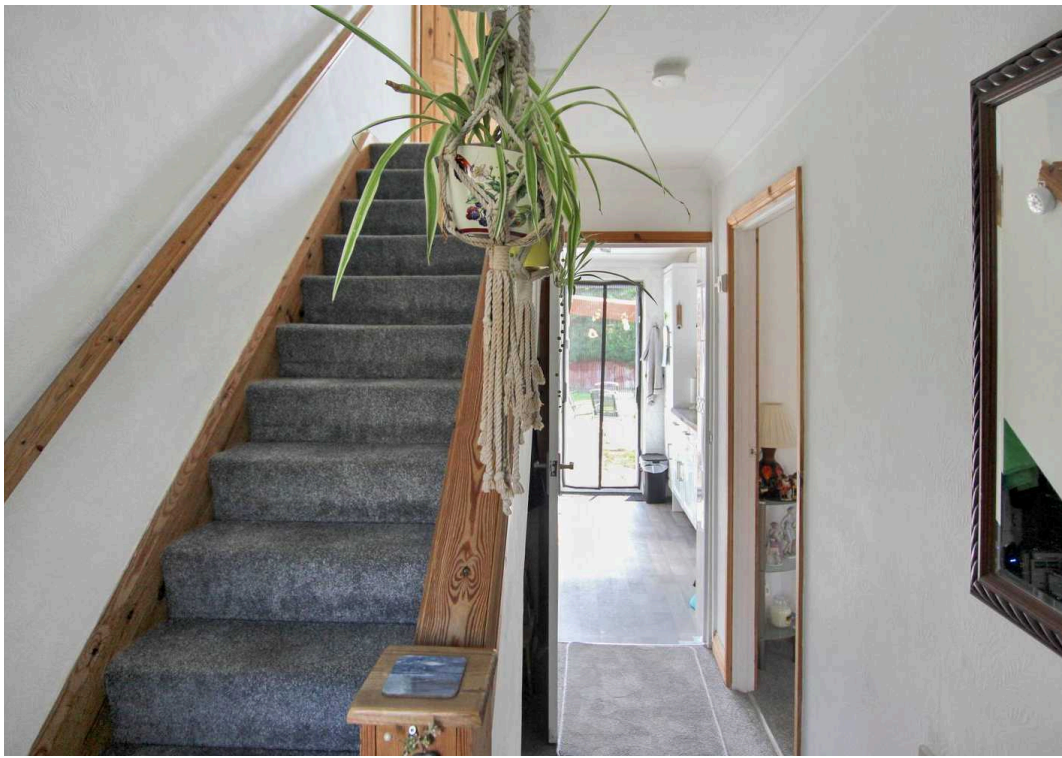
**Bedroom**

10' 5" x 8' 8" (3.18m x 2.65m)

**Bedroom**

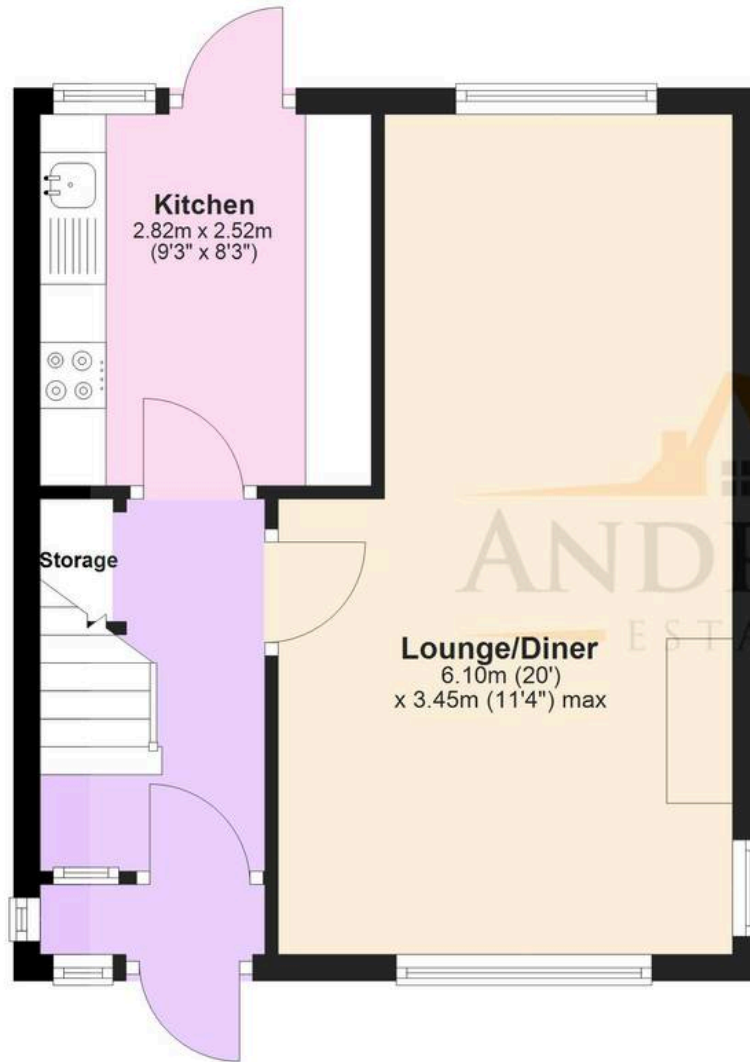
9' 5" x 12' 4" (2.87m x 3.75m)





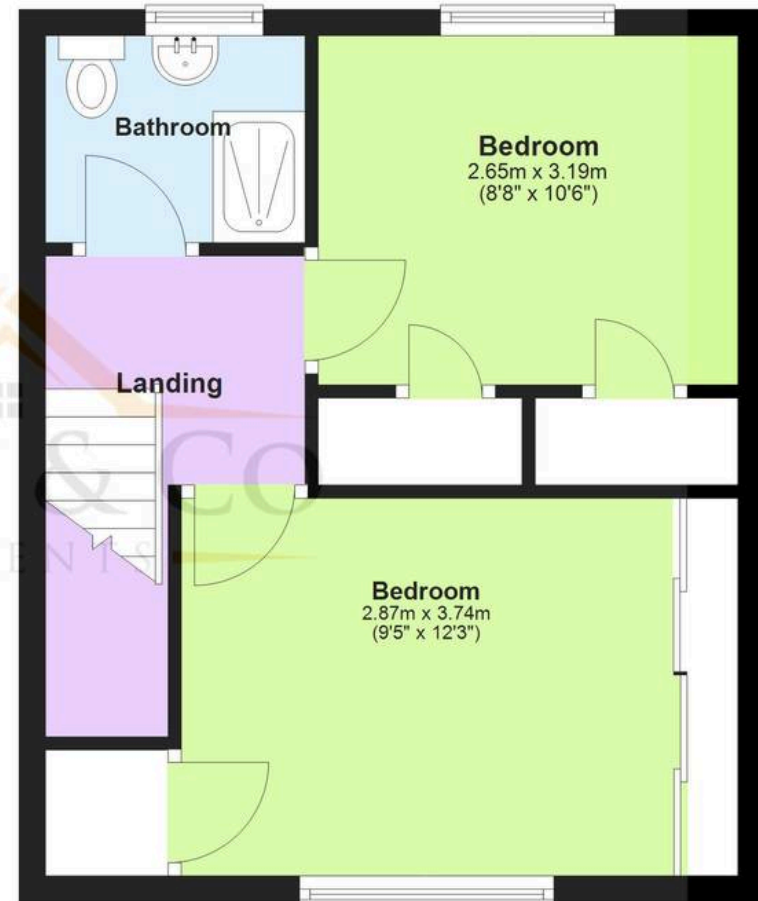
## Ground Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



**Total area: approx. 66.4 sq. metres (714.5 sq. feet)**

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

Plan produced using PlanUp.



## Andrew & Co New Romney

Andrew & Co, 55 High Street - TN28 8AH

01797 362898

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

[andrewandco.co.uk](http://andrewandco.co.uk)