



**Station Road, Lydd**

Romney Marsh

Guide Price **£350,000**



## 52 Station Road

Lydd, Romney Marsh

Charming character cottage in Lydd with 3 beds, 3 reception rooms, garage conversion music studio, feature bathroom, and mature garden. Close to town centre, schools, and shops. Ideal for families and entertainers. Contact us for viewing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Character Property
- Three Reception Spaces
- Utility Room
- Original Features
- Large Garden
- Close to Town Centre



### Hallway

### Living Room

10' 5" x 9' 11" (3.17m x 3.01m)

### Snug

7' 6" x 9' 11" (2.29m x 3.01m)

### Dining Room

9' 11" x 10' 5" (3.01m x 3.17m)

### Kitchen

13' 3" x 7' 7" (4.04m x 2.31m)

### Landing

### Bedroom

7' 11" x 12' 4" (2.41m x 3.75m)

### Bedroom

10' 2" x 10' 0" (3.10m x 3.04m)

### Bedroom

9' 10" x 10' 2" (2.99m x 3.11m)

### Bathroom

7' 10" x 6' 5" (2.38m x 1.96m)

### Studio

16' 5" x 7' 11" (5.00m x 2.42m)

### Utility Room

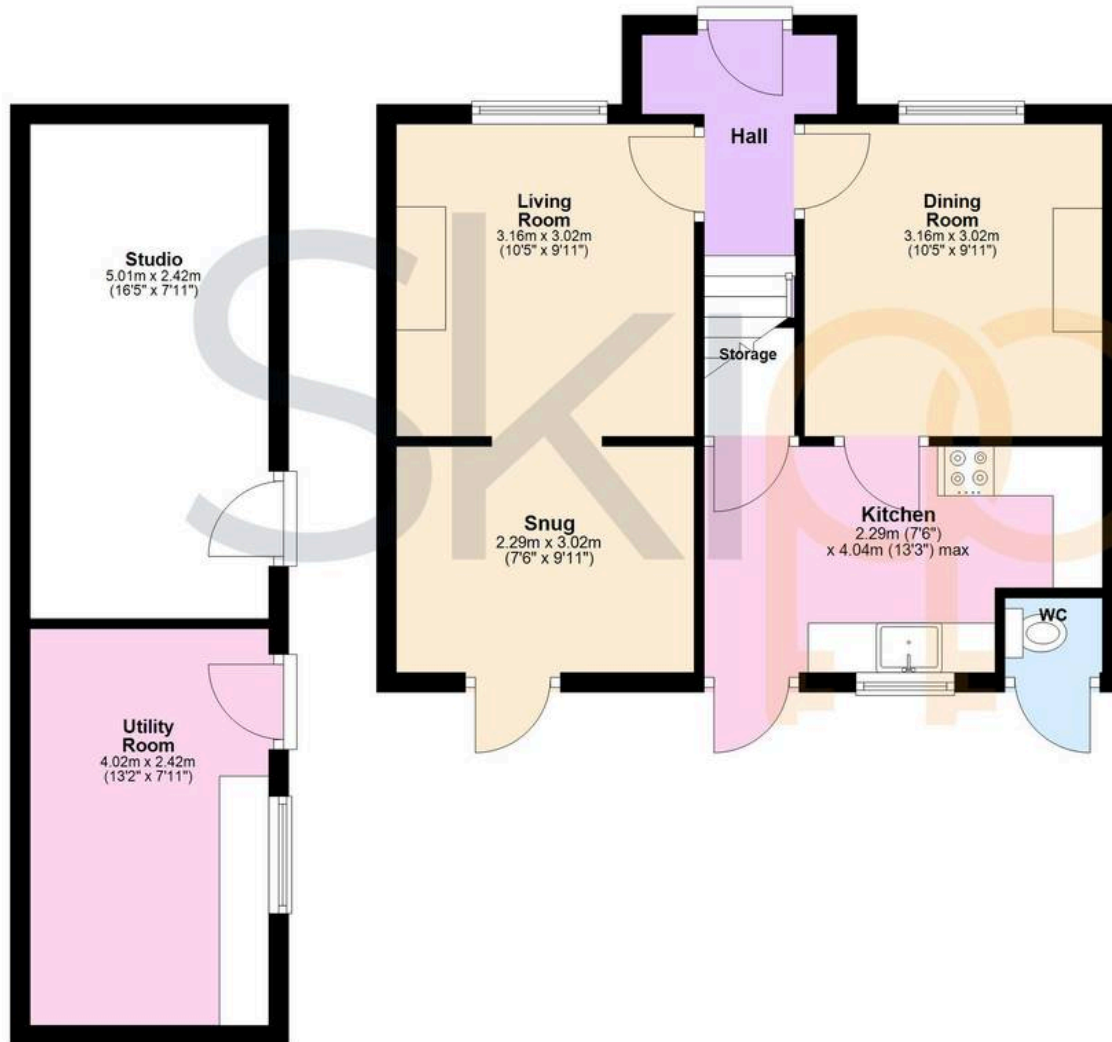
6' 10" x 7' 11" (2.09m x 2.42m)





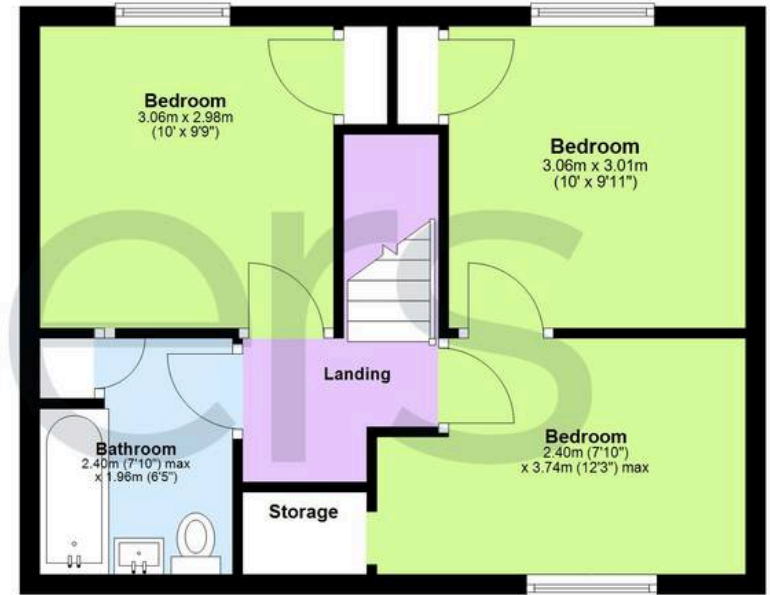
## Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)



**Skippers Estate Agents New Romney**

55 High Street - TN28 8AH

01797 362898

**Skippers**