



7 Mabledon Close, New Romney  
£335,000



## 7 Mabledon Close

New Romney, New Romney

Spacious 5-bed semi-detached house in prime location, boasting versatile layout, ample storage, and potential for personalisation. Ideal family home with peaceful surroundings and easy access to amenities. Schedule a viewing today.

Council Tax band: C

Tenure: Freehold

- Fantastic location close to local amenities.
- Five bedroom with two of these in the loft space.
- Garage/workshop
- Ready for you to put your own stamp on it.
- Bright and airy home
- Peaceful cul-de-sac position.
- No onward chain
- Kitchen/breakfast room
- Conservatory





**Porch**

**Entrance Hall**

**Kitchen/breakfast room**

16' 2" x 10' 11" (4.92m x 3.34m)

**Lounge**

16' 2" x 10' 9" (4.92m x 3.28m)

**Conservatory**

9' 2" x 11' 10" (2.79m x 3.61m)

**Landing**

**Bedroom**

9' 7" x 11' 0" (2.91m x 3.35m)

**Bedroom**

6' 5" x 11' 0" (1.95m x 3.35m)

**Bedroom**

10' 5" x 11' 2" (3.18m x 3.41m)

**Bathroom**

5' 5" x 11' 1" (1.64m x 3.39m)

**Landing**

**Bedroom**

8' 3" x 10' 11" (2.51m x 3.33m)

**Bedroom**

8' 3" x 10' 11" (2.51m x 3.32m)













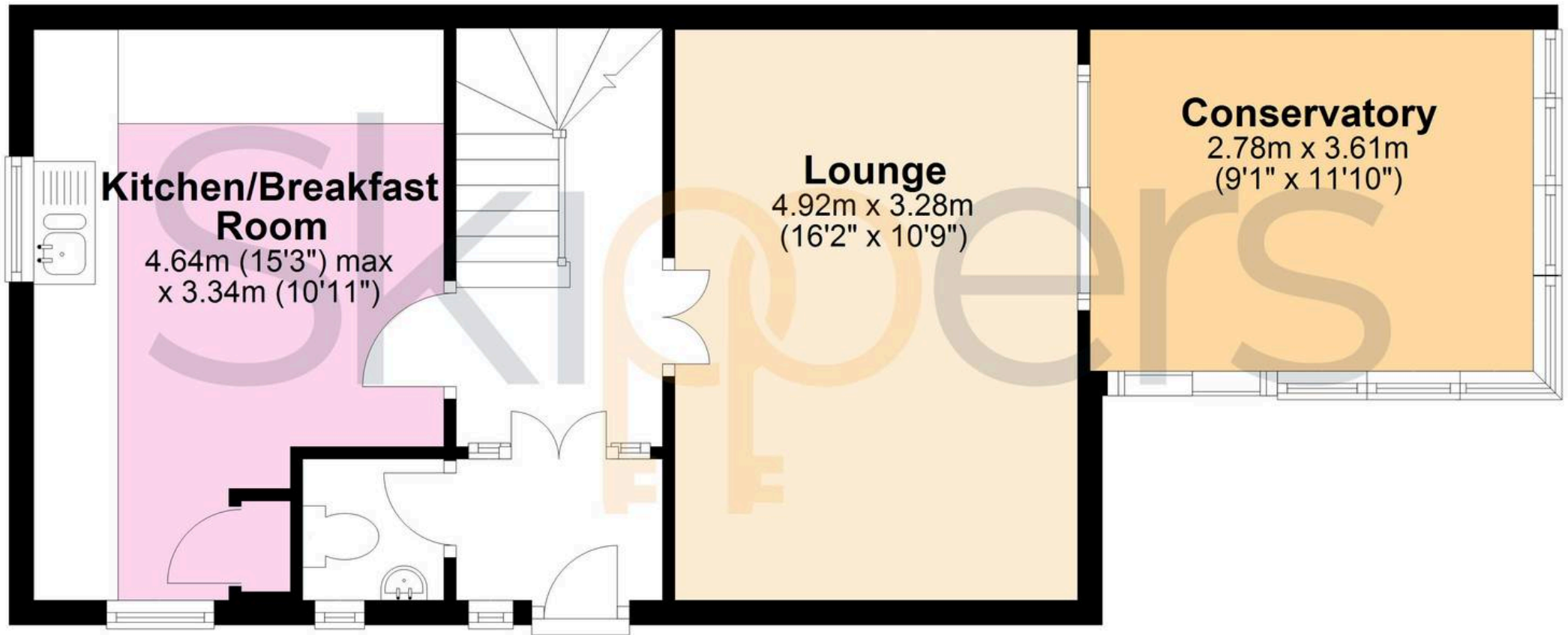






## Ground Floor


Approx. 50.7 sq. metres (545.7 sq. feet)




Total area: approx. 119.0 sq. metres (1280.5 sq. feet)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	3	3
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		





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