



**Price**  
**£225,000**

**Freehold**

3x  1x  1x 

**Dunkirk Close,  
Dymchurch, Romney  
Marsh, Kent, TN29**



*Wards*  
Helping you move forwards



## Main features

- Just off the town centre & seafront, this roomy home has loads of potential
- Paved rear garden, to soak up the sun
- Kitchen/diner, in which to cook & entertain
- Scope for improvements
- No onward chain!



### Nearest Schools

Primary Schools: Dymchurch Primary 0.7 miles, St Nicholas C of E (Controlled) Primary 3.8 miles, Lympne Primary 4.0 miles

Secondary Schools: Marsh Academy 3.9 miles, Brockhill Park Performing Arts College 6.6 miles



### Transport Information

Train Stations: Appledore 7.7 miles, Ham Street 10. miles

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'4 x 10'2 (4.37m x 3.10m)

Kitchen/Diner : 17'6 x 10'3 (5.34m x 3.13m)

Utility Area : 9'6 x 4'4 (2.90m x 1.32m)

### FIRST FLOOR

Landing

Bedroom 3 : 9'4 (2.85m) x 8'10 (2.69m) narrowing to 5'7 (1.70m)

Shower Room

Bedroom 1 : 13'0 x 10'9 (3.97m x 3.28m)

Bedroom 2 : 10'8 maximum x 10'3 (3.25m x 3.13m)

### OUTSIDE

Front Garden

Rear Garden

Call New Romney - 01797 363745 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



13525102/20240125/KMC/CA