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£430,000

Brompton House The Street, Guston, Dover CT15 5ET



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- **THREE DOUBLE BEDROOM DETACHED HOUSE**
- **CHAIN FREE**
- **AMPLE OFF ROAD PARKING**
- **GOOD SIZE REAR GARDEN**
- **VILLAGE LOCATION**
- **ENERGY RATING - D (62)**

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To arrange a viewing please call **01304 246111**



THIS THREE DOUBLE BEDROOM DETACHED HOUSE WITH GOOD SIZE REAR GARDEN WILL MAKE AN IDEAL FAMILY HOME. On the ground floor there is a lounge, dining room, kitchen/breakfast room, conservatory and WC. On the first floor are three double bedrooms and family bathroom. Bedroom 1 also has an en-suite shower room. There is also a useful cellar room. Further benefits include double glazing, gas central heating, ample off road parking and good size rear gardens.

An early viewing is highly recommended on this chain free property.

This property is situated in this popular village of Guston which boasts a local public house and primary school close by. It is only a short drive to Dover town centre, the main-line railway station at Dover Priory with the fast link train to St Pancras in just over 1 hour 5 minutes and also Dover Port with its regular ferry service to France. There are excellent access routes to the A2/M2 to Canterbury and London. Dover offers a good range of primary and secondary schools, including the boys' and girls' grammar schools.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Open entrance porch with front door opening to entrance hall.

Entrance Hall

Spacious hallway with storage cupboard. Cupboard

containing the boiler. Wall mounted cupboard containing electric meter and board. Doors to kitchen/breakfast room, dining room and WC.

Kitchen/Breakfast Room

14'8 x 11'5 (4.47m x 3.48m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Radiator. Double glazed window to side. Doors to lounge, conservatory and down to the cellar.

Lounge

14'2 x 13'3 (4.32m x 4.04m)

Double glazed patio doors opening to rear garden. Double glazed bay window to side. Radiator. Alcove storage cupboard with glazed doors.

Conservatory

10'3 x 7'1 (3.12m x 2.16m)

Double glazed windows to side. Double glazed patio doors opening to rear garden.

Dining Room

13'1 x 11'8 (3.99m x 3.56m)

Double glazed windows to front and bay window to side. Radiator. Feature fireplace. Door to rear hallway.

Rear Hallway

Stairs to first floor. Door opening to side entrance.

WC

Low level WC and wash basin. Frosted double glazed window to side.

FIRST FLOOR

Landing

Storage cupboard and doors to bedrooms and bathroom. Loft access with pull down ladder. The loft is partly boarded for storage and has a light.

Bedroom 1

11'8 x 11'8 (3.56m x 3.56m)

Double glazed window to rear with garden views. Radiator. Built in storage cupboard. Arch to en-suite shower room.

En-Suite Shower Room

7'1 x 2'6 (2.16m x 0.76m)

Shower cubicle and wash basin with cupboard under. Double glazed window to side.

Bedroom 2

11'9 x 11'8 (3.58m x 3.56m)

Double glazed window to front and side. Storage cupboard. Radiator.

Bedroom 3

11'8 x 11'6 (3.56m x 3.51m)

Double glazed window to side. Radiator.

Bathroom

11'8 x 11'7 (3.56m x 3.53m)

Freestanding roll top bath with shower attachment. Low level WC and wash basin. Double glazed window to front. Radiator. Storage cupboard with Water cylinder.

LOWER FLOOR



Cellar

11' x 15' (3.35m x 4.57m)

Radiator.

OUTSIDE

Driveway to front and side - off road parking for a number of cars.

Rear garden - the garden is approximately 95ft long. Patio area. Shed. Long lawn area with bushes and shrubs to side. Rear patio area. Greenhouse and store.

Energy Rating - D (62)

Council Tax - Band F

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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NOTE

Please note that Japanese Knotweed was found to be growing in the front garden and this is being treated by a professional company. The vendors have also taken out a 10 year insurance backed guarantee.



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