



Property Details

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- **FANTASTIC LOCATION CLOSE TO THE BEACH**
- **SPACIOUS FAMILY HOME**
- **THREE BEDROOMS**
- **CHAIN FREE**
- **OFF ROAD PARKING AND REAR GARDEN**
- **ENERGY RATING - D (65)**

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www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



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



LOOKING FOR A DETACHED FAMILY HOME IN A WONDERFUL VILLAGE LOCATION? This three bedroom house could be ideal for you, offering lounge, kitchen, dining room and WC on the ground floor. On the first floor are three bedrooms and shower room. Further benefits include double glazing and gas central heating. To the outside is a driveway, garage/store and front & rear gardens.

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

This property is set in the heart of this wonderful former fishing village and only a short stroll from the beach. The village offers a good range of local amenities including shops, public houses and a well regarded primary school. Kingsdown is nestled between the towns of Deal and Dover and both offer a large range of leisure and shopping facilities. From Dover Priory station you can catch the fast train to London St Pancras in around an hour and five minutes.

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

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Radiator. Under stairs storage cupboard. Stairs to first floor. Doors to lounge, kitchen and WC.

Lounge

22'8 x 11'8 (6.91m x 3.56m)

Double glazed window to front and double glazed sliding patio doors to rear garden. Radiator x 2. Feature fireplace.

WC

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

Kitchen

10'8 x 8'9 (3.25m x 2.67m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine, fridge/freezer and dishwasher. Double glazed window to rear. Door to dining room.

Dining Room

16'5 max x 10'8 (5.00m max x 3.25m)

Double glazed patio doors opening to rear garden. Radiator. Cupboard containing gas and electric meters. Door to garage/store.

FIRST FLOOR

Landing

Double glazed window to side. Loft access. Doors to all rooms.

Bedroom 1

12'5 x 11'8 (3.78m x 3.56m)

Double glazed window to rear. Radiator.

Bedroom 2

11'8 x 9'9 (3.56m x 2.97m)

Double glazed window to front. Radiator.

Bedroom 3

10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to rear. Radiator.

Shower Room

Large shower cubicle. Wash basin. Radiator. Cupboard containing the boiler. Frosted double glazed window to front.

WC

Low level WC. Radiator. Frosted double glazed window to front

OUTSIDE

Front - Driveway for off road parking leading to the garage/store. Lawn area with borders around. Storage area. Side access to rear garden. Tap.

Garage/Store - 10'2 x 8'5 Up and over door.

Rear garden - Patio and shingle area. Lawn with a range of plants and shrubs.

Energy Rating - D (65)

Council Tax - Band E

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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