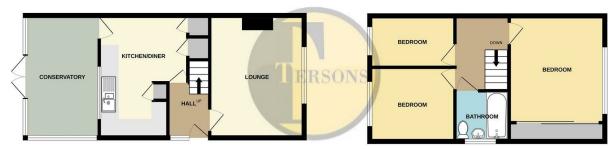




1ST FLOOR

GROUND FLOOR



the voice of experience

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees





















# Tersons the voice of experience

# **Offers Over**



- IDEAL FAMILY HOME WITH THREE BEDROOMS
- USEFUL LOFT ROOM
- POPULAR VILLAGE **LOCATION**
- GARAGE & REAR GARDEN
- CONSERVATORY
- ENERGY RATING D (68)





THIS SEMI-DETACHED HOUSE SET IN THE POPULAR VILLAGE OF LYDDEN WILL MAKE AN IDEAL FAMILY HOME. On the ground floor there is a lounge, kitchen/diner and conservatory. On the first floor are three bedrooms and bathroom. Further benefits include double glazing, gas central heating and useful loft room.

To the outside are front and rear gardens, garage and drive.

An early viewing is highly recommended.

This family home is situated in the village of Lydden, approximately 3-4 miles from Dover. There are excellent access routes to the A2 to Canterbury and London. Lydden boasts a primary school, public house, doctors surgery and is on a regular bus route. There is a mainline railway station at nearby Kearsney. From Dover Priory you can catch the fast link train to London St Pancras in an hour and 8 minutes.

The accommodation comprises

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

#### **GROUND FLOOR**

Double glazed door opening to entrance hall.

#### Entrance Hall

Radiator. Stairs to first floor. Doors to lounge and kitchen/diner.



# Lounge

 $14'8 \times 10'9 (4.47m \times 3.28m)$ 

Double glazed window to front with countryside views to the side. Radiator. Wall mounted gas fire.

# Kitchen/Diner

 $14'8 \times 12'8 (4.47m \times 3.86m)$ 

Fitted with a range of worktop base and wall units. Integrated double oven and hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Radiator. Wall mounted boiler. Two storage cupboards. Double glazed window to rear and door opening to conservatory.

#### Conservatory

 $14'8 \times 9'3 (4.47m \times 2.82m)$ 

Tiled floor. Double glazed windows to side and rear with doors opening to the rear garden.

#### FIRST FLOOR

#### Landing

Loft access with pull down ladder leading to loft room.

#### Loft Room

 $15' \times 11'7 (4.57m \times 3.53m)$ 

Velux windows to front and rear. Useful storage space and further space in the eaves.

# Bedroom I

 $14'8 \times 11' (4.47m \times 3.35m)$ 

Double glazed windows to front with countryside views to the side. Built in wardrobes to one wall with mirrored sliding doors. Radiator.



# Bedroom 2

 $9'9 \times 8'5 (2.97m \times 2.57m)$ 

Double glazed window to rear. Radiator. Built in cupboard.

#### Bedroom 3

 $9'9 \times 5'9 (2.97m \times 1.75m)$ 

Double glazed window to rear. Radiator.

#### Bathroom

 $5'8 \times 5'4 (1.73 \text{m} \times 1.63 \text{m})$ 

Panelled bath with separate shower over and fully tiled walls. Low level WC and wash Basin. Radiator. Frosted double glazed window to side.

#### **OUTSIDE**

Front Garden - Laid to lawn. Driveway leading to the garage. Side gate leading to rear garden.

Rear garden - Laid to law. A corner of the garden is fenced off with chickens.



Garage -  $19'4 \times 8'1$  Up and over door. Window to rear and door to side access. Power & Light.

Energy Rating - Band D (68)

Council Tax -Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com







