



the voice of experience

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro 12/2014

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 and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



78 Archers Court Road, Whitfield, Dover CT16 3HU

THIS TWO BEDROOM DETACHED HOUSE HAS HUGE POTENTIAL AND A 170ft REAR GARDEN. The bungalow was built in 1931 and offers, lounge/diner, two bedrooms, kitchen, conservatory and bathroom. The property benefits from double glazing to most windows and gas central heating. Some internal updating is required.

To the outside are front and large rear gardens, ample parking and a large garage.

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

- **HUGE POTENTIAL**
- **TWO BEDROOM DETACHED BUNGALOW**
- **170 FT REAR GARDEN**
- **GARAGE & DRIVEWAY**
- **CHAIN FREE**
- **ENERGY RATING - E (48)**





THIS TWO BEDROOM DETACHED HOUSE HAS HUGE POTENTIAL AND A 170ft REAR GARDEN. The bungalow was built in 1931 and offers, lounge/diner, two bedrooms, kitchen, conservatory and bathroom. The property benefits from double glazing to most windows and gas central heating. Some internal updating is required.

To the outside are front and large rear gardens, ample parking and a large garage.

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

This property is located in the popular village of Whitfield, which boasts local shops, primary school, take away restaurants and public house. It is ideally located for the A2/M2 for Canterbury and London and also the A256 for Sandwich/Thanet. Dover town centre is approximately 2-3 miles away and also close by is Dover Port with its regular ferry crossings to France and the railway station at Kearsney. The main line railway station at Dover Priory with the fast link train to London St Pancras in 1 hour 5 minutes is only a short drive away.

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

Double glazed front door opening to entrance hall.

Entrance Hall

Radiator. Wall mounted electric meter. Loft access, loft is partly boarded and has a light. Doors to bedrooms and lounge/diner.

Lounge/Diner

23'1 x 10'9 max (7.04m x 3.28m max)

2 x double glazed windows to side. Radiator x 2. Wall mounted gas fire with back boiler. Side cupboards with water cylinder. Door to kitchen.

Kitchen

17'11 x 6'4 (5.46m x 1.93m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Double glazed window to rear and further single glazed window. Door to conservatory and bathroom.

Conservatory

11'6 x 7'9 (3.51m x 2.36m)

Double glazed windows to side and rear. Double glazed door opening to garden.

Bedroom 1

13'6 into bay x 9'7 (4.11m into bay x 2.92m)

Double glazed window to front. Radiator. Fireplace.

Bedroom 2

12'9 into bay x 9'8 (3.89m into bay x 2.95m)

Double glazed window to front. Radiator. Built in wardrobes to one wall with sliding doors.

Bathroom

6'4 x 5'6 (1.93m x 1.68m)

Fitted with bath, wash basin and WC. Radiator. Double glazed window to rear.

OUTSIDE

Front garden - driveway with off road parking for a number of cars, leading to garage to rear. Lawn area. Side access to garden from both sides of the bungalow.

Rear garden - Garden is approximately 170 ft long and has over the years been used as a large vegetable plot. There are four greenhouses and a large shed.

Garage - 23'7 x 12'6 with power and light.



Energy Rating - E (48)

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons

01304 246111

www.tersons.com



www.tersons.com



www.tersons.com