



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 Metropix ©2024

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.



- CHAIN FREE
- GARAGE & DRIVEWAY
- 3 BEDROOMS
- UPDATING REQUIRED
- GREAT LOCATION
- ENERGY RATING - E (44)



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



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



IF YOU ARE LOOKING FOR A 3 BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING AND A GARAGE IN A GREAT LOCATION, THEN YOU MUST CALL TO VIEW! With lounge, kitchen/diner bathroom and separate WC. The property benefits from double glazing to most windows and gas central heating. Internal updating is required.

To the outside are front and rear gardens, ample parking and a 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 door into the entrance

Entrance Hall

Radiator x 2. Doors to all rooms. Cupboard. Loft access with ladder.

Lounge

16'4 x 11' (4.98m x 3.35m)

Double glazed window to front and side. Radiator.

Kitchen/Diner

16'4 x 9'5 (4.98m x 2.87m)

Fitted with base units. 1 bowl sink. Space for cooker, washing machine and fridge/freezer. Floor standing boiler. 2 x windows to rear with secondary glazing. 4 x cupboards container electric consumer unit, gas metre and water tank. Double glazed door to rear.

Bedroom 1

12'9 x 9'9 (3.89m x 2.97m)

Double glazed window to front. Radiator.

Bedroom 2

11'1 x 8'5 (3.38m x 2.57m)

Window to side with secondary glazing. Radiator Cupboard.

Bedroom 3

8'7 x 7'4 (2.62m x 2.24m)

Window to rear with secondary glazing. Radiator.

Bathroom

5'4 x 4'8 (1.63m x 1.42m)

Bath. Hand basin. Radiator. Frosted window to rear with secondary glazing.

WC

5'5 x 2'4 (1.65m x 0.71m)

WC. Frosted window to rear.

OUTSIDE

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

Rear garden - Patio area. Lawn area with shrubs and bushes around. Greenhouse.

Garage - 16'5 x 8'8 - Up & over door. Power & light.

Energy Rating - E (44)

Floorplan to follow.

Council Tax - Band D

Viewing

Strictly by arrangement with the agents, Tersons

01304 246111

www.tersons.com

