

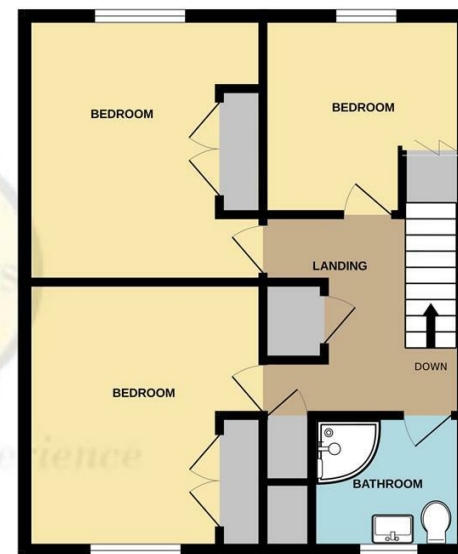
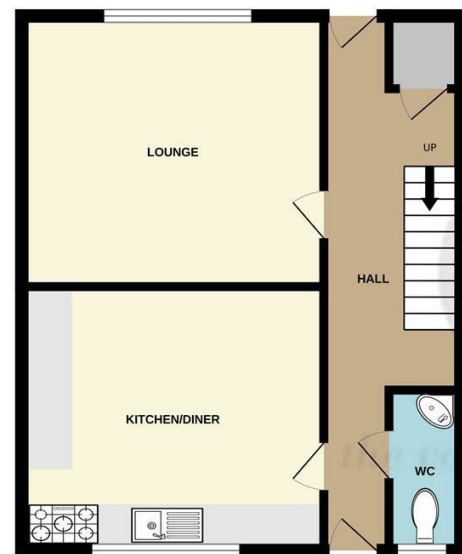


## Property Details

*the voice of experience*

GROUND FLOOR

1ST FLOOR



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



**£242,000**

**242 Anzio Crescent, Burgoyne Heights, Dover CT15 5LZ**

- **THREE BEDROOM FAMILY HOME**
- **POPULAR LOCATION**
- **CHAIN FREE**
- **ALLOCATED PARKING SPACE**
- **FRONTS ONTO A PLAYING FIELD**
- **ENERGY RATING - D (64)**



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





The property is arranged over two floors. On the ground floor there is a lounge, kitchen/diner, and cloakroom. On the first floor there are 3 bedrooms, shower room, and ample of storage space. The property benefits from double glazing and gas central heating. To the outside there is an enclosed rear garden and allocated parking space.

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

This property is situated in the popular residential area of Burgoyne Heights, close to the village of Guston which boasts a local public house and primary school within walking distance. 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

Double glazed door to entrance hall.

#### Entrance Hall

Cupboard. Radiator. Stairs to first floor. Under stairs storage space/study area. Double glazed door to rear garden.

#### Kitchen/Diner

13'4" x 11'5" (4.06 x 3.48)

Fitted out with a range of worktop and base units with tiling around. 1½ bowl sink and drainer. Space for cooker, washing machine, fridge/freezer and dishwasher. Double glazed window to front. Radiator.

#### Lounge

13'4" x 11'9" (4.06 x 3.58)

Double glazed window to rear. Radiator.

#### WC

Low level WC. Hand wash basin. Double glazed window to front.

#### FIRST FLOOR

Landing. Loft access. Storage cupboard x 2. Radiator.

#### Bedroom 1

11'8" x 10'5" (3.56 x 3.18)

Double glazed window to rear. Built in wardrobes with cupboard containing the water cylinder. Radiator.

#### Bedroom 2

11'7" x 10'4" (3.53 x 3.15)

Double glazed window to front. Built in cupboards. Radiator.

#### Bedroom 3

8'11" x 8'8" (2.72 x 2.64)

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

#### Shower Room

6'6" x 5'5" (1.98m x 1.65m)

Corner shower cubicle. Low level WC. Hand wash basin. Radiator. Frosted double glazed window to front.

#### Outside

Front Garden - Footpath to entrance door. Small lawn area.

Outside Storage cupboard.



Rear Garden:- Laid to patio area. Rear access gate.

Allocated parking space.

The vendor has advised that the annual estate charges are approximately £480.

The above information should be checked by your legal representative before proceeding.

Council Tax - Band C

Energy Rating - D (64)

Viewing

Strictly by arrangement with the agents, Tersons  
01304 246111  
www.tersons.com



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