



## Property Details

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**£255,000**

**249 Anzio Crescent, Burgoyne Heights, Guston CT15 5LZ**

- **TWO DOUBLE BEDROOM**
- **END OF TERRACE HOUSE**
- **CHAIN FREE**
- **ALLOCATED PARKING SPACE**
- **FRONTS ONTO THE PLAYING FIELD**
- **LOUNGE & CONSERVATORY**
- **ENERGY RATING - B (90)**

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





GOOD SIZE TWO BEDROOM END OF TERRACE HOUSE WITH ALLOCATED PARKING. This property is spread over two floors, on the ground floor is a kitchen/diner, lounge with bi-fold doors opening to the conservatory. On the first floor are two double bedrooms, study, bathroom and WC. Further benefits include double glazing, gas central heating and solar panels on the roof.

To the outside are two useful front storage cupboards. Low maintenance rear garden with shed.

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 opening to entrance hall.



#### Entrance Hall

Under stairs area which could be used for a variety of uses. Doors to kitchen/diner, lounge and conservatory. Wall mounted electric consumer board. Stairs to first floor.

#### Kitchen/Diner

13'3 x 11'4 (4.04m x 3.45m)

Fitted with a range of worktop base and wall units. Space for a number of white goods to include, range cooker, washing machine, tumble dryer, dishwasher and American fridge/freezer. Double glazed window to front. Wall mounted combi boiler.

#### Lounge

13'3 x 9'8 (4.04m x 2.95m)

Double glazed bi-fold doors opening to the conservatory. Radiator.

#### Conservatory

17'8 x 8'7 (5.38m x 2.62m)

Under floor electric heating. Double glazed windows to rear and double glazed patio doors opening to rear garden.

#### FIRST FLOOR

#### Landing

Storage cupboard. Loft access. The loft is partly boarded for storage. Doors to all rooms.

#### Bedroom 1

13'4 x 10'1 (4.06m x 3.07m)

Double glazed window to rear. Radiator. Built in wardrobes with sliding doors.



#### Bedroom 2

11'3 x 11'3 (3.43m x 3.43m)

Double glazed window to front with views over the playing field. Radiator. Built in wardrobes to one wall with sliding doors. Two further storage cupboards.

#### Study

5'9 x 4'6 (1.75m x 1.37m)

#### Bathroom

Panelled bath with separate shower over. Wash basin with cupboard under and further storage unit. Vertical radiator. Frosted double glazed window to front.

#### WC

Low level WC. Frosted double glazed window to front.

#### OUTSIDE

Front - Direct access to the large public playing field.

By the front door there are two storage cupboards. The larger cupboard is 5'5 x 2'8. The gas & electric meters are located at the front.

Small front garden area laid to artificial grass. Tap and



outside power supply.

Rear garden - Laid to composite decking and patio area. Laid to artificial grass area. Power. Shed. Gate to rear access.

Allocated parking space.

#### NOTES

The vendor has advised that the annual estate charge is £528 which is paid monthly at £44.00.

On the rear of the property are 12 solar panels which were fitted 11 years ago. They are on a 3 kilo watt system.

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

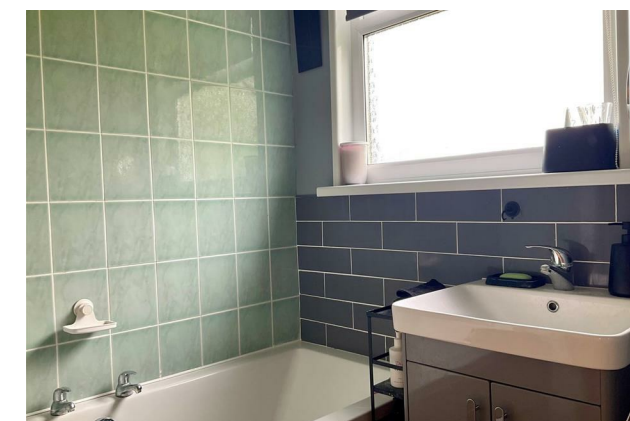
Energy Rating - B (90)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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