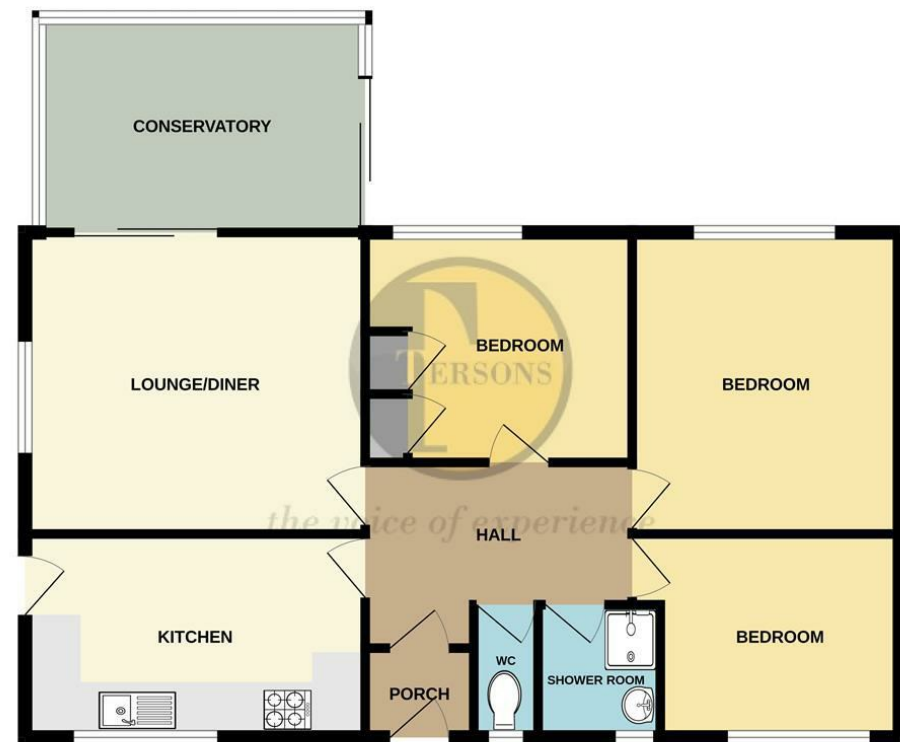




*the voice of experience*



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 is given as to their operability or efficiency can be given.  
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**£340,000**

**12 St. Andrews Gardens, Shepherdswell, Dover CT15 7LP**

- **DETACHED BUNGALOW IN CUL-DE-SAC LOCATION**
- **THREE BEDROOMS**
- **DRIVE WAY & GARAGE**
- **CHAIN FREE**
- **FRONT & REAR GARDENS**
- **ENERGY RATING - D (65)**



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



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



THIS DETACHED BUNGALOW COULD MAKE AN IDEAL DOWN SIZE PROPERTY. Offering three bedrooms, lounge, conservatory, kitchen and shower room. Further benefits include double glazing, gas central heating, front & rear gardens, garage and parking.

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

This detached bungalow is situated in a quiet area in the popular village of Shepherdswell. The village boasts a primary school, public house and general stores, and a main-line railway station. There are excellent access routes to the A2 to Canterbury and London, and Dover town centre is approx. 4-5 miles away.

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

Double glazed front door opening to entrance porch with further door to entrance hall.

**Entrance Hall**

Cupboard containing electric meter and board. Radiator. Doors to rooms. Loft access with pull down ladder. Loft is partly boarded and has power and light.

**Lounge**

13'8 x 12'4 (4.17m x 3.76m)

Double glazed window to side and double glazing sliding patio door opening to conservatory. Radiator.

**Conservatory**

14'3 x 9'5 (4.34m x 2.87m)

Double glazed windows to rear and door to garden.

**Kitchen**

13'8 x 8'3 (4.17m x 2.51m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Wall mounted boiler. Radiator. Double glazed window to front and door to side access.

**Bedroom 1**

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to rear. Radiator.

**Bedroom 2**

9'5 x 8'3 (2.87m x 2.51m)

Double glazed window to front. Radiator.

**Bedroom 3**

10'9 x 9'5 (3.28m x 2.87m)

Double glazed window to rear. Radiator. Two storage cupboards one with radiator.

**Shower Room**

Shower cubicle. Wash basin. Frosted double glazed window to front. Radiator.

**WC**

Low level WC. Frosted double glazed window to front.

**OUTSIDE**

Front garden - Driveway leading to gate to side access. Lawn area.

Side - Further driveway leading to the garage.

Garage - 17'5 x 8'3 Up and over door.

Rear garden - laid to lawn and patio area.

Energy Rating - D (65)

Council Tax - Band D

**Viewing**

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

