



1 Orchard Road
Eastry, CT13 0EB
£275,000

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1 Orchard Road

Eastry

A modern end of terrace bungalow, situated in a cul-de-sac location and being sold with no onward chain.



Situation

Located just a short walk into the village centre with its generous selection of shops. The village primary school and other amenities are all centrally located and include a village hall with many clubs/societies, and a recreation park. The shops include post office/newsagent, grocers, butcher and baker, numerous hairdressers, veterinary surgery and dispensing pharmacy, Chinese takeaway, C of E church, coffee shops and a village pub. Bus routes run to Sandwich where the two excellent secondary schools are located. Eastry is a charming village with a good community spirit.

The Property

Set within a cul-de-sac on the edge of Eastry village is this modern end of terrace bungalow offering well proportioned accommodation and no onward chain. The rear entrance hallway opens into a spacious kitchen/diner fitted with a range of matching units and integrated fridge/freezer, dishwasher and cooking appliances. A wide opening leads to the bright sitting room featuring a focal point fireplace and patio doors to front. The principal bedroom is accessed off the sitting room and has an open-plan ensuite shower room whilst an inner hallway accessed from the kitchen leads through to a further shower room and single bedroom. The property is fully double glazed and gas centrally heated plus has the added benefit of solar panels with a beneficial feed in tariff.

Outside

The property enjoys lawned gardens and patio areas to the front and side with pathways leading to the front door. Parking bays are available within the cul-de-sac but are not designated. The property also benefits from ownership of a brick-built outhouse/store located next to the parking area. The store nearest to the bungalow is the one that belongs to it. There is also a storage shed within the garden with power connected.

Services

All mains services are understood to be connected to the property inclusive of solar panels.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ. Tel: **01304 821199**

Tenure

Freehold

Current Council Tax Band: B

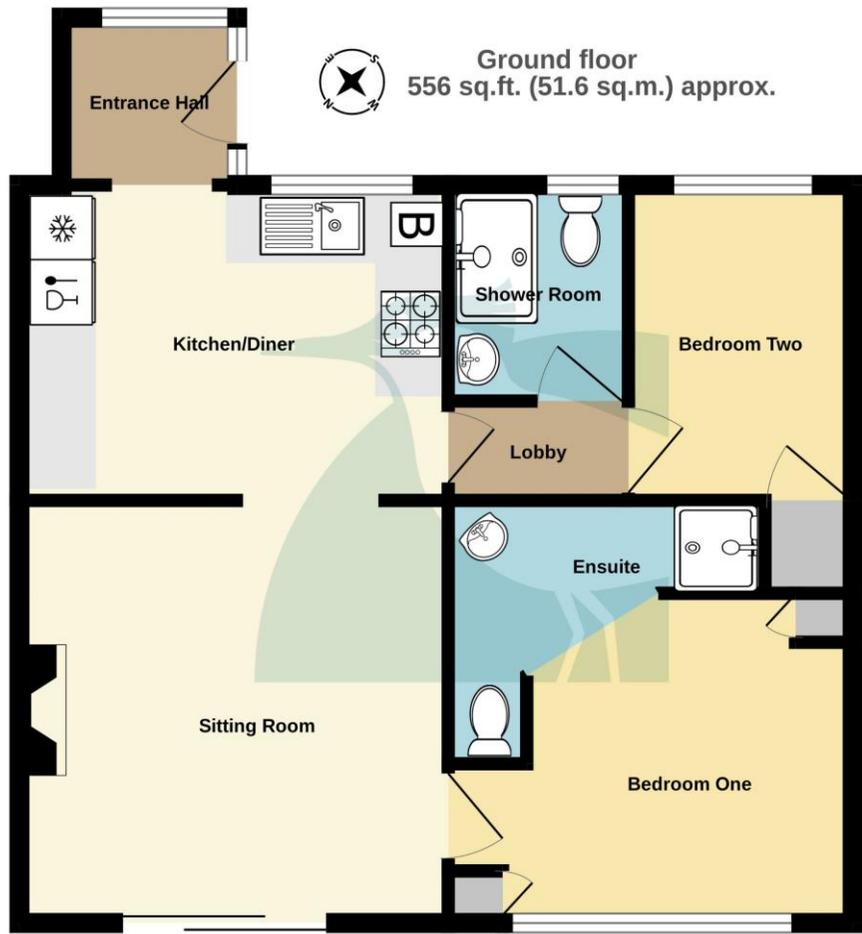
EPC Rating: A

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



Entrance Hall
5' 2" x 4' 11" (1.57m x 1.50m)

Kitchen/Diner
12' 7" x 9' 3" (3.83m x 2.82m)

Sitting Room
12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom One
12' 6" x 9' 7" (3.81m x 2.92m)

Ensuite
9' 7" (2.92m) max into shower recess x 7' 8" max into WC recess (2.34m)

Bedroom Two
9' 2" x 6' 8" (2.79m x 2.03m)

Shower Room
6' 3" x 5' 5" (1.90m x 1.65m)

TOTAL FLOOR AREA : 556 sq.ft. (51.6 sq.m.) approx.
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.
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Score	Energy rating	Current	Potential
92+	A	99 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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