



22 Royston Gardens
St. Margarets-At-Cliffe, CT15 6AD
£297,500

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22 Royston Gardens

St. Margarets-At-Cliffe, Dover

An attractive semi-detached bungalow offering generous accommodation nestled in a tranquil residential cul-de-sac in the popular village of St Margaret's-At-Cliffe.

Situation

Royston Gardens is situated just south of the village centre, within a short walk of a general store, post office, a selection of cafes and inns, along with a primary school and regular bus service. The surrounding countryside consists of gently undulating hills, the dramatic White Cliffs of Dover and the ever popular St Margaret's Bay with its secluded beach. The larger towns of Deal and Dover to the north and south respectively offer a good choice of shopping, sporting and leisure facilities. The mainline railway station at Martin Mill is approximately two miles away with links to the Javelin high speed service to London St Pancras.

The Property

No. 22 presents a charming semi-detached bungalow nestled in a tranquil residential cul-de-sac amidst similar styled properties, bordering the village of St Margarets At Cliffe. The property presents a wonderful opportunity for someone to put their own personal touch on it. Deceptive from the modest exterior the property offers comfortably spacious accommodation throughout with the addition of a spacious conservatory to rear. Upon entry, you are greeted by a capacious sitting room featuring dual aspect windows that maximize natural light, centered around a fireplace, seamlessly flowing into the dining room situated towards the rear. A sliding door provides access to the kitchen, equipped with ample worktops and storage, leading into the expansive conservatory and onward to the rear gardens. A central hallway leads to two generously proportioned double bedrooms positioned at the front and rear respectively, both serviced by a white bathroom

suite. This chain free property is fitted with gas central heating and is fully double glazed.

Outside

The property is set back from the road by a lawned front garden with flower borders and pathway leading to front door. A driveway to side provides off road parking leading to a single garage. The south-west facing rear garden is of a good size and is considered low maintenance mainly laid to gravel with attractive border and tree planting allowing utmost privacy.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

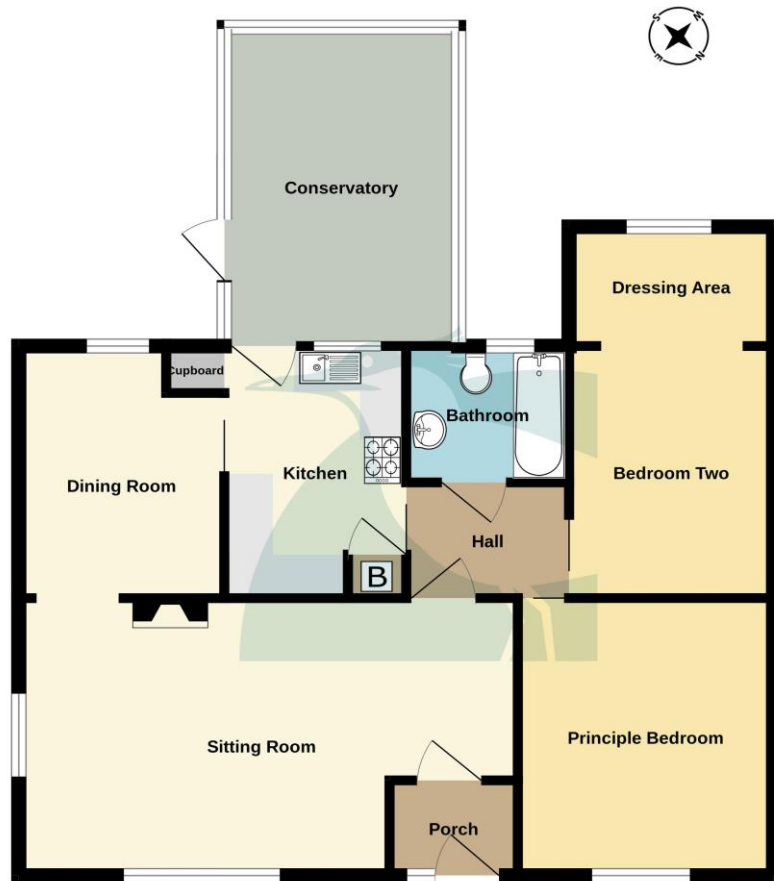
Agents Note

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 381155**

Ground floor
776 sq.ft. (72.1 sq.m.) approx.



Entrance Porch

5' 0" x 3' 11" (1.52m x 1.19m)

Sitting Room

19' 5" x 11' 2" (5.91m x 3.40m)

Dining Room

9' 0" x 8' 0" (2.74m x 2.44m)

Kitchen

11' 2" x 7' 1" (3.40m x 2.16m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Principle Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two

16' 6" x 7' 11" (5.03m x 2.41m)

Conservatory

12' 10" x 9' 1" (3.91m x 2.77m)

TOTAL FLOOR AREA : 776 sq.ft. (72.1 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		
81-91	B		85 B
69-80	C		
55-68	D	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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