



21 Hazling Dane, Shepherdsweil, Dover, CT15 7LS

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**21 Hazling Dane, Shepherdswell, Dover,
CT15 7LS**

Guide Price £320,000 Freehold

A bright and spacious four bedroom detached bungalow of non-standard, steel framed construction in need of modernisation and improvement, now offering a huge potential.

- Four Bedroom Detached Bungalow
- No Chain
- In Need Of Modernisation & Improvement
- Driveway & Garage
- Front & Rear Gardens
- Situated In The Popular Village Of Shepherdswell

The front door opens to the entrance porch and through to the spacious entrance hall.

To the rear of the property is the large sitting room which measures 21' x 19' and has double doors leading to the rear garden.

The kitchen has a good range of wall and base units, an electric oven and spaces for appliances. There is a separate utility room with a sink and a cloakroom.



There are four bedrooms with bedroom one benefiting from built in wardrobes.

The bathroom is fitted with a bath, separate shower, w.c and wash hand basin.

Outside, the property is set back from the road and a driveway provides off road parking for several cars and leads to the garage.

Most of the garden lies to the rear and measures approximately 78' and is mainly laid to lawn.

Shepherdswell is located just a 10 minute drive from Dover and has excellent links to the A2 connecting to Canterbury and Dover and on to the M20 towards Ashford. The village is well served with a Co-Op mini supermarket, a Post Office, a primary school, the Bell Inn pub, a railway station with links to Dover and London Victoria and a pretty village green. There is also a regular bus service through the village to Dover.

Agent's Note: The vendors have had a building surveyor inspect the property and it has been confirmed that it is steel framed. It is unlikely that the property will be mortgageable due to it being of non-standard construction and we would urge you to speak to your lender before making an appointment to view.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

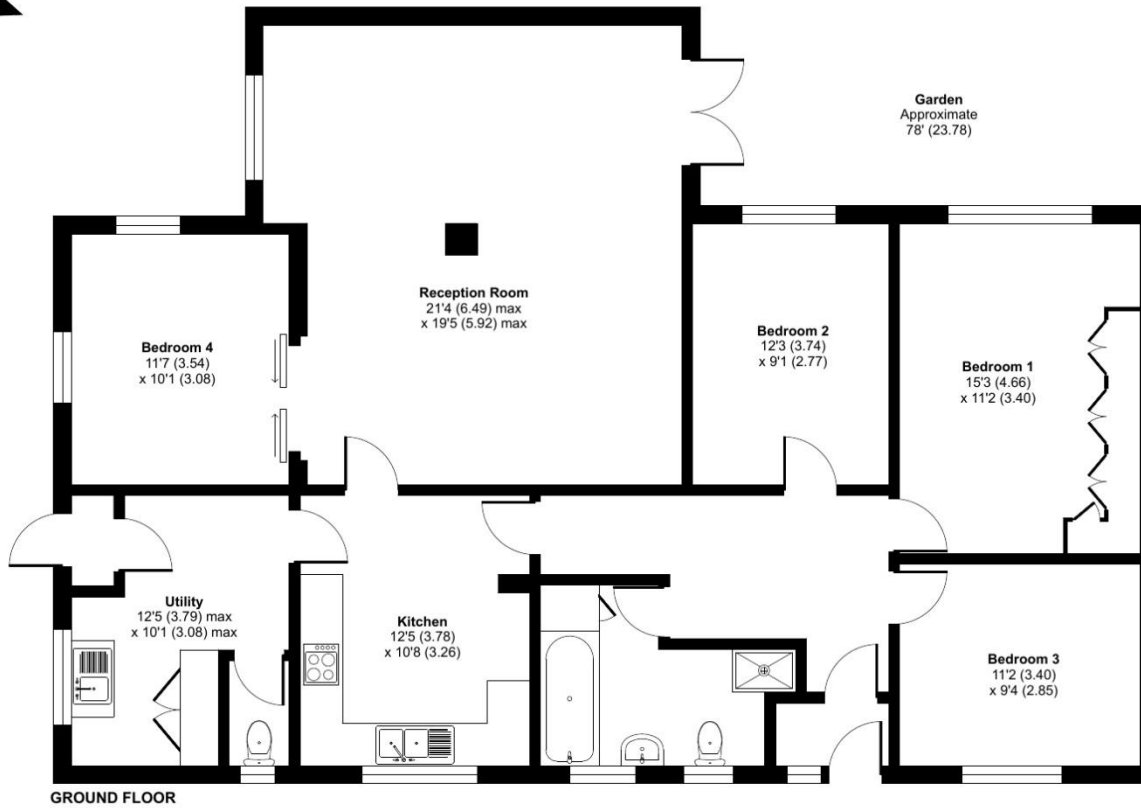
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 12/9/24



Approximate Area = 1419 sq ft / 131.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Finns. REF: 1136306

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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