



**Freehold**

**£214,995**

5  
Prescott Close  
Guston  
Dover  
Kent  
CT15 5NB

This chain free extended semi detached bungalow in a quite location of Guston offers 3 bedroom, a large lounge/diner, kitchen and bathroom. Further benefits gas central heating, double glazing and front and rear gardens. Must view to see appreciate what the bungalow offers.

#### **Local Information**

Located 1.9 from the centre of Dover.

Nearest primary school:  
Guston Primary School  
0.9 miles

Nearest secondary school:  
Dover Christ Church Academy  
1 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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This property is situated in this popular village of Guston which boasts a local public house and primary school close by. It is only a short drive to Dover town centre, the mainline railway station at Dover Priory with the fast link train to St Pancras in just over 1 hour 10 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.

This extended semi-detached bungalow offers 3 bedrooms, kitchen, lounge/diner and bathroom. Further benefits include double glazing and gas central heating. To the outside there is a good sized rear garden and a front garden.

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

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

### ENTRANCE PORCH

Front door into entrance porch. Door opening to Entrance Hall.

### Entrance Hall

Radiator. Doors to all rooms. Loft access. 1st storage cupboard with wall mounted boiler. 2 further large storage cupboards.

### Lounge/Diner 28'3 x 14'10

Radiator. Double glazed windows to front, side and rear. Double glazed patio doors to front.

### Kitchen 9'9 x 9'8

Fitted out with a range of worktop base and wall units. 1 ½ bowl sink with splash back tiling around. Space for washing machine, dishwasher, fridge/freezer and cooker. Double glazed window to front.

### Bedroom 1 11'4 x 11'4

Radiator. Double glazed window to rear. Double glazed door to garden.

### Bedroom 2 11'6 x 7'6

Radiator. Double glazed window to rear.

### Bedroom 3 9'9 x 7'8

Double glazed window to rear.

### Bathroom

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Panelled bath with separate shower over. Fully tiled. Low level WC. Hand wash basin with cupboard under. Radiator. Velux window to side.

## OUTSIDE

FRONT - Patio area. Tap. Power points. Lawned area.

SIDE - Paved access to rear garden.

REAR - Shed. Greenhouse. Lawned and shingle area. Patio area. Side gate.

Energy Performance Certificate - C (69)

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Council Tax Band

C

## Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

[www.tersons.com](http://www.tersons.com)

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