



Freehold

**Offers in excess of
£215,000**

6 Prescott Close
Guston
Dover
Kent
CT15 5NB

CHAIN FREE!! GREAT FAMILY HOME WITH OFF ROAD PARKING !! A 3 bedroom semi-detached house set in a quiet cul-de-sac in this popular village. With kitchen/diner, lounge and WC on the ground floor. Three bedrooms and bathroom on the first floor. Must be viewed!!!

Local Information

Located 0.1 from the centre of Guston.

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

This property is situated in this popular village of Guston which boasts a local public house and primary school close by. There is a lovely play park in the village. It is only a short drive to Dover town centre, the main-line 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 semi-detached house is set in a quiet cul-de-sac and is in good order throughout. On the ground floor is a kitchen/diner, lounge and WC. On the first floor are three bedrooms and bathroom. There are a number of large storage cupboards within the house. The house benefits from double glazing and gas central heating. To the outside there is off road parking for 2/3 cars and a rear garden. The vendor has had fitted an electric car charging point.

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

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

GROUND FLOOR

Double glazed door opening to Entrance Porch

Entrance Porch

6'6 x 3'9 (1.98m x 1.14m)

Double glazed windows to front and side. Glazed door to Entrance Hall

Entrance Hall

Radiator. Stairs to first floor. Double glazed door leading to garden. 4 large storage cupboards. Doors to Kitchen/Diner, Lounge and WC.

Kitchen/Diner

13'3 Max Narrowing to 10'7 x 11'4 (4.04m Max Narrowing to 3.23m x 3.45m)

Fitted out with a range of worktop base and wall units. Integrated double oven, with 5 burner gas hob with extractor hood over . 1 ½ bowl sink with splash back tiling. Space for fridge/freezer and washing machine. The vendor has advised that there was space for dishwasher but it was removed and a cupboard put in its place. Cupboard containing boiler. Radiator Double glazed window to front. Tiled floor.

Lounge

13'3 x 11'9 (4.04m x 3.58m)

Double glazed window to side and rear. Radiator.

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WC

Low level WC and wash basin. Radiator. Frosted double glazed window to front.

FIRST FLOOR

Landing Airing cupboard with water cylinder. Loft access. Doors to Bedrooms and Bathroom.

Bedroom 1

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to front. Radiator. Wardrobes to one wall.

Bedroom 2

11'7 x 10'5 (3.53m x 3.18m)

Double glazed window to rear. Radiator. Wooden floor.

Bedroom 3

8'9 x 8'8 Max (2.67m x 2.64m Max)

Double glazed window to rear. Radiator.

Bathroom

Panelled bath with separate shower over and splash back tiling around. Low level WC and wash basin.

Frosted double glazed window to front. Radiator.

OUTSIDE

Front - Driveway for 2 - 3 cars. To the front wall the vendor has had an electric car charging point fitted. Tap. Side gate leading to rear garden.

Rear garden - Patio area, steps to lawn area and further patio area. Shed. Tap. Electric point.

Energy Performance Certificate - C (70)

Council Tax Band

C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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

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agreeing the sale.

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