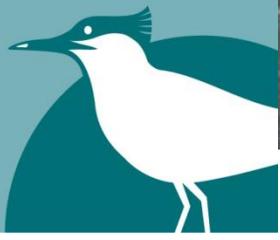




26 Roman Way
St. Margarets-At-Cliffe, CT15 6AH
£325,000

colebrooksturrock.com





26 Roman Way

St. Margarets-At-Cliffe

A deceptively spacious modern semi-detached bungalow enjoying a pleasant outlook to the rear over rolling countryside.

Situation

Roman Way is situated south of the village centre, which includes a general store, post office, a selection of cafes, inns and restaurants along with a 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: 26 comprises a modern semi-detached bungalow set in a quiet residential area of like styled properties on the edge of St Margarets At Cliffe village. Deceptive from the modest exterior and having been extended to the rear the property offers comfortably spacious accommodation throughout whilst enjoying a pleasant outlook to the rear over rolling countryside. To the front are two double bedrooms, both serviced by a shower room fitted with a large walk-in shower enclosure and matching two-piece white suite, whilst to the rear is a generous sitting room with wood burner and large bow window to rear taking full advantage of the rearward views. Also to rear is a useful study plus the dining area which is open to the kitchen. This chain free property is fitted with gas central heating and is fully double glazed and has the added benefit of a fully boarded loft room accessed via a loft ladder and is fitted with heat, power and a Velux window.

Outside

The property is set back from the road by a lawned front garden with flower borders and central pathway. A driveway to side provides off road parking leads to a single garage, measuring 16' 2" x 9' 11" (4.92m x 3.02m). The south-west facing rear garden is slightly elevated and is also laid to lawn with flower borders, timber shed and greenhouse.

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.

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 852212**

Ground floor
918 sq.ft. (85.3 sq.m.) approx.



Sitting Room

25' 3" x 10' 11" max (7.69m x 3.32m)

Dining Room

14' 7" x 8' 10" (4.44m x 2.69m) plus recesses.

Kitchen

10' 0" x 7' 6" (3.05m x 2.28m)

Study

9' 1" x 6' 1" (2.77m x 1.85m)

Shower Room

7' 10" x 5' 0" (2.39m x 1.52m)

Master Bedroom

11' 10" x 10' 10" (3.60m x 3.30m)

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Loft Room

18' 0" x 12' 1" (5.48m x 3.68m) plus recesses

TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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.
Made with Metropix ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

3 High Street, St Margarets-At-Cliffe, Kent CT15 6AT

t: 01304 852212

st.margarets@colebrooksturrock.com



colebrooksturrock.com



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.

C1181 Printed by Ravensworth 01670 713330

Also in: Walmer • Ash • Saltwood • Sandwich • Bridge • Elham • Hawkinge