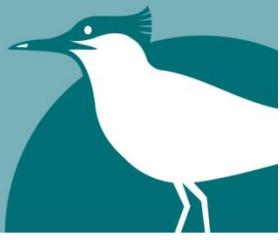




23 Roman Way
St Margarets At Cliffe, CT15 6AH
£315,000

colebrooksturrock.com





23 Roman Way

St Margarets At Cliffe

A nicely presented semi detached chalet bungalow offering well proportioned accommodation and garden.

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

Number 23 is a semi-detached chalet bungalow offering well proportioned accommodation built circa 1970. Brought to the market for the first time since 1987, a degree of updating has taken place with refurbished kitchen and bathroom, replacement double glazing and a modern gas boiler installed. On entering the house, a spacious central hallway welcomes you. From here are back to back reception rooms and a ground floor bedroom/study to front. The kitchen/breakfast room is a cheerful space with fitted units and delightful outlook over the garden. There is a family bathroom on this level. Upstairs are a further two bedrooms.

Outside

The property is set back from the road with well stocked flowerbeds and driveway providing parking together with a single garage set back at the rear. The back garden is fully enclosed and is well maintained with lawn and flower beds.

Services

All main services are understood to be connected.

Local Authority

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

Current Council Tax Band: D

EPC Rating: C

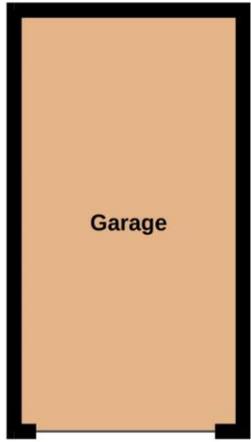
Agents Note

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**

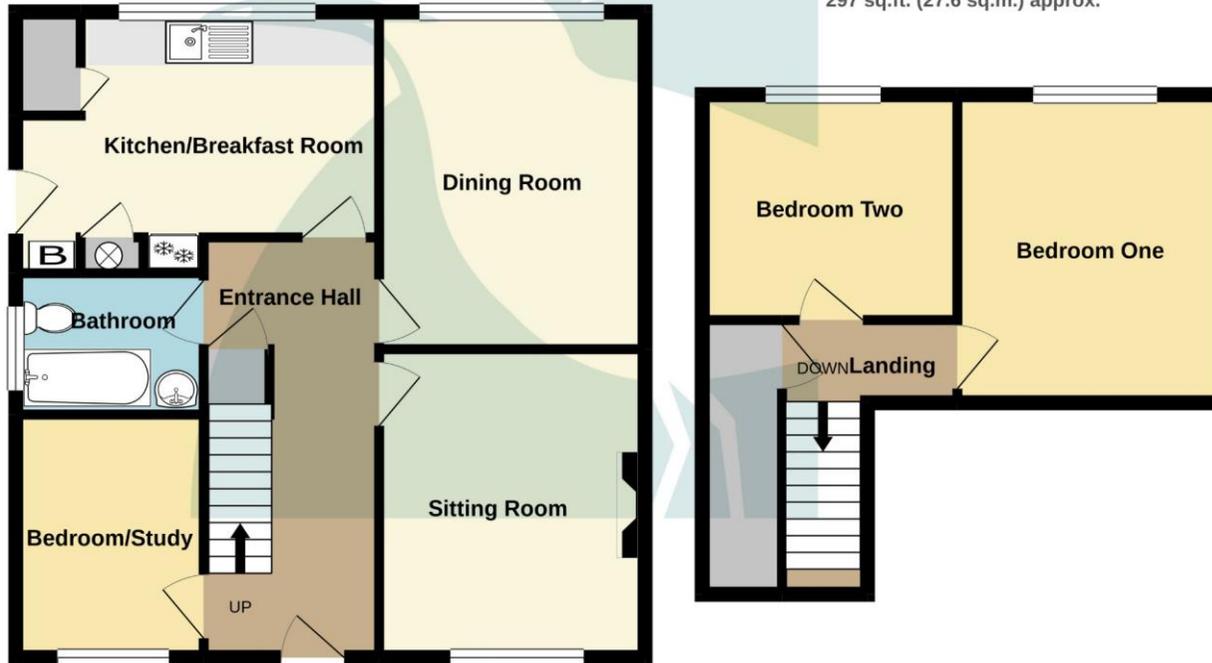
Ground floor
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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First floor
297 sq.ft. (27.6 sq.m.) approx.



Sitting Room
14' 4" x 10' 6" (4.38m x 3.19m)

Bedroom/Study
10' 6" x 9' 7" (3.19m x 2.91m)

Dining Room
11' 11" x 10' 6" (3.64m x 3.19m)

Kitchen
14' 4" x 9' 10" (4.36m x 3.00m)

Bathroom
7' 5" x 5' 1" (2.26m x 1.55m)

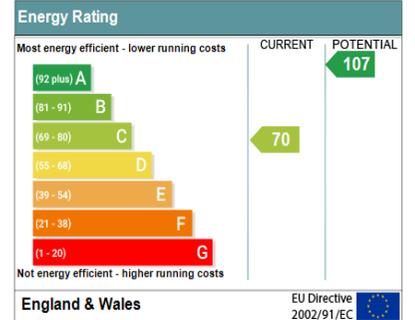
First Floor

Bedroom One
12' 4" x 9' 1" (3.77m x 2.77m)

Bedroom Two
9' 4" x 8' 2" (2.85m x 2.48m)

Garage
17' 11" x 8' 4" (5.45m x 2.55m)

Address: 23 ROMAN WAY, ST MARGARETS AT CLIFFE, ST MARGAR...
RRN:



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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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