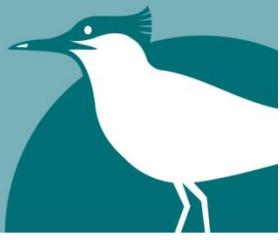




18 Royston Gardens
St Margaret's At Cliffe, CT15 6AD
£330,000

colebrooksturrock.com





18 Royston Gardens

St Margaret's At Cliffe, Dover

An attractive and extended modern house with garage, close to the village centre.

Situation

Number 18 is set within a small cul-de-sac, in a convenient, location close to the village centre, where an array of amenities are available including general store, post office, selection of public houses and a local primary school. The sea is close by with a sheltered beach and dramatic cliff top walks set along a coastal path area within protected National Trust land. A bus service runs through the village and a mainline railway station at Martin Mill, approximately two miles away, offers a regular coastal service and high speed links to London St Pancras. The larger towns of Deal and Dover to the north and south respectively offer a wider choice of shopping and leisure facilities.

The Property

Number 18 is a modern well presented semi-detached house built in the late 1960's offering light and welcoming accommodation. On the ground floor off the entrance hall is a generous sitting room extending the full depth of the house with the fireplace remaining the focal point. Glazed double doors open to a rear extension combining as a second reception room and dining area. The kitchen is well fitted with a range of units and wide opening to the rear extension. Side access is also available. On the first floor are three bedrooms each with fitted wardrobe space and the family bathroom has a matching three piece white suite. Additional benefits include gas central heating and double glazing.

Outside

The house is set nicely back from the road with lawn garden and a long driveway providing ample off road parking and access to the single garage. A side gate opens to the rear garden which has a patio area behind the house and well tended flat lawn. The garden is fully enclosed with established flower borders and planting. A useful garden shed lies behind the garage.

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: C

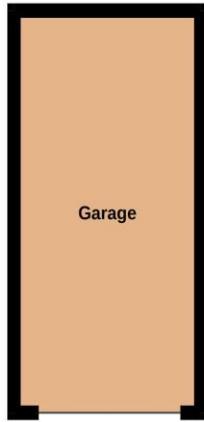
Agents Note

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
675 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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
411 sq.ft. (38.1 sq.m.) approx.

Sitting Room
22' 8" x 10' 5" (6.92m x 3.18m)

Kitchen
17' 9" x 7' 7" (5.42m x 2.31m)

Dining Room
18' 5" x 7' 6" (5.61m x 2.29m)

First Floor

Master Bedroom
10' 10" x 10' 6" (3.30m x 3.21m)

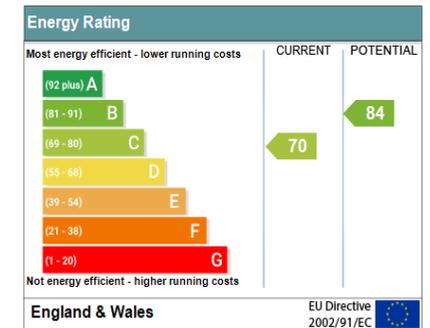
Bedroom Two
11' 6" x 9' 1" (3.51m x 2.78m)

Bedroom Three
7' 9" x 7' 6" (2.36m x 2.29m)

Bathroom
6' 6" x 5' 6" (1.99m x 1.68m)

Garage
16' 5" x 8' 0" (5.00m x 2.45m)

Address: 18 ROYSTON GARDENS, ST MARGARETS AT CLIFFE, ST M...
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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