BURNAP + ABEL

Burnap + Abel
The Charlton Centre High St
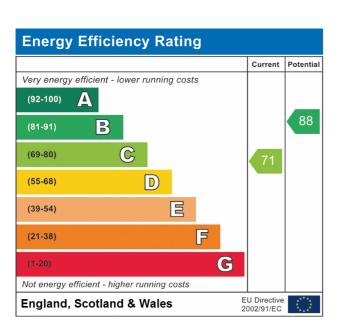Dover
CT16 1TT

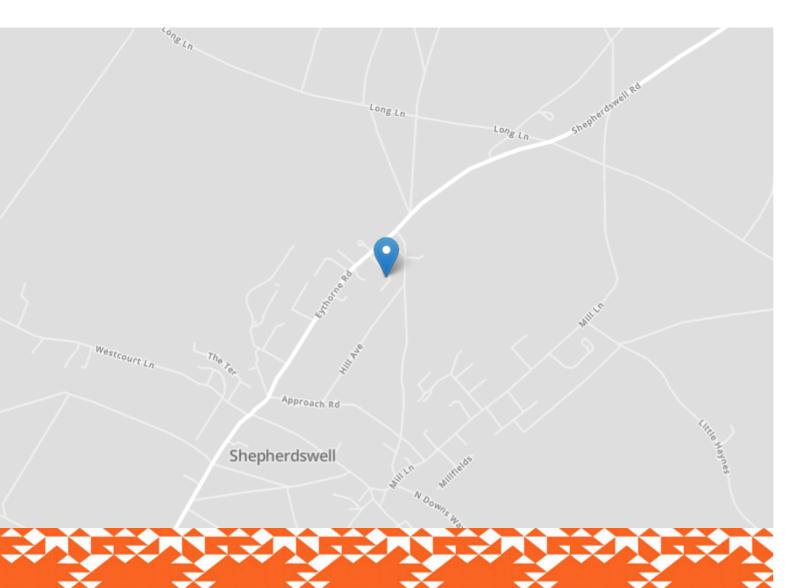**Email** Dover@burnapandabel.co.uk

Phone 01304 279107

https://www.burnapandabel.co.uk/

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

27 Bernards Gardens

SHEPHERDSWELL, Dover
CT15 7PH

£325,000 FREEHOLD

PRICE RANGE £325,000 - £350,000 | Chain Free | Garage & Off Street Parking | Sunny Rear Garden Backs Onto Open Countryside | Highly Sought After Village Location, In A Peaceful Cul De Sac | Burnap + Abel are delighted to offer onto the market this fantastic three bed semi detached chalet bungalow located in the highly sought after Bernards Gardens, Shepherdswell, Dover. The accommodation boasts a large lounge/dining room, kitchen, three double bedrooms and shower room. Additional benefits include a large garage and off street parking, sunny rear garden which backs onto open countryside, conservatory, double glazing, gas central heating (boiler serviced Summer 2023) and NO ONWARD CHAIN. Ideally situated in the popular village of Shepherdswell, close to the village centre with its popular public house and the local Co-Op shop. There is also easy access to the railway station which provides access to London and other areas of Kent as well as a local bus service. For your chance to view call sole agent Burnap + Abel on 01304 279107.

Entrance Hall

Radiator meter cupboard and doors leading to;

Bedroom Three / Office

9' 11" x 8' 10" (3.02m x 2.69m) Double bedroom with carpeted floor, radiator and double glazed window. Could also be used as an office.

Kitchen

12' 0" x 8' 10" (3.66m x 2.69m) A mix of wall and base units, space for fridge, washing machine, integrated oven/hob, radiator, double glazed window and doors leading to;

Lounge/Dining Room

28' 2" x 10' 11" (8.59m x 3.33m) Large lounge/dining room with carpeted floor, two radiators, fire place, double glazed window to the front and French doors to the conservatory.

Conservatory

19' 4" x 7' 11" (5.89m x 2.41m) Tiled floor, space for tumble dryer, radiator and power points.

First Floor Landing

Carpeted floor, loft hatch, airing cupboard with boiler (serviced Summer 2023), cupboard and doors leading to;

Bedroom One

19' 9" x 8' 10" (6.02m x 2.69m) Large double bedroom with carpeted floor, fitted wardrobes, radiator and double glazed windows.

Bedroom Two

11' 0" x 7' 8" (3.35m x 2.34m) Double bedroom with carpeted floor, radiator and double glazed window.

Shower Room

12' 3" x 5' 5" (3.73m x 1.65m) Shower, low level W.C., wash hand basin, eave storage space, heated towel rail and frosted double glazed windows.

Garden

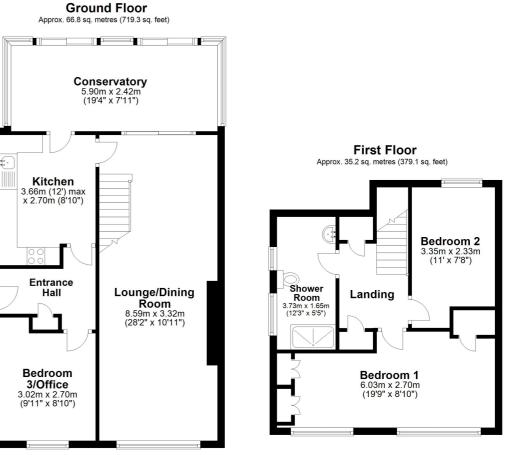Sunny rear garden backs onto open countryside. Rear access and door to the garage.

Garage & Off Street Parking

18' 1" x 8' 3" (5.51m x 2.51m) Large garage with power and off street parking for approximately two/three cars.

Area Information

Shepherdswell, a rural village in Kent, is notable for its mainline railway station with direct trains to Dover and London via Faversham and is within a short distance to the A2 commuting Road. The village social life centres on the local Church of St Andrew and the village hall which is host to a number of events including a pre-school playgroup.

Currently the village has a thriving pub, The Bell, by the village green near to the church. Additionally, the village has a Doctor's surgery, a mini-supermarket and the popular East Kent Railway & café' tourist attraction. It also has a reputable Primary School called Sibertswold Primary School.

Ground Floor
Approx. 66.8 sq. metres (719.3 sq. feet)

Conservatory
5.90m x 2.42m
(19'4" x 7'11")

Kitchen
3.66m (12') max
x 2.70m (8'10")

Entrance Hall

Lounge/Dining Room
8.59m x 3.32m
(28'2" x 10'11")

Bedroom 3/Office
3.02m x 2.70m
(9'11" x 8'10")

First Floor
Approx. 35.2 sq. metres (379.1 sq. feet)

Bedroom 2
3.35m x 2.33m
(11' x 7'8")

Shower Room
3.73m x 1.65m
(12'3" x 5'5")

Landing

Bedroom 1
6.03m x 2.70m
(19'9" x 8'10")

Outbuilding
Approx. 13.9 sq. metres (149.7 sq. feet)

Garage
5.52m x 2.52m
(18'1" x 8'3")

Total area: approx. 116.0 sq. metres (1248.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.