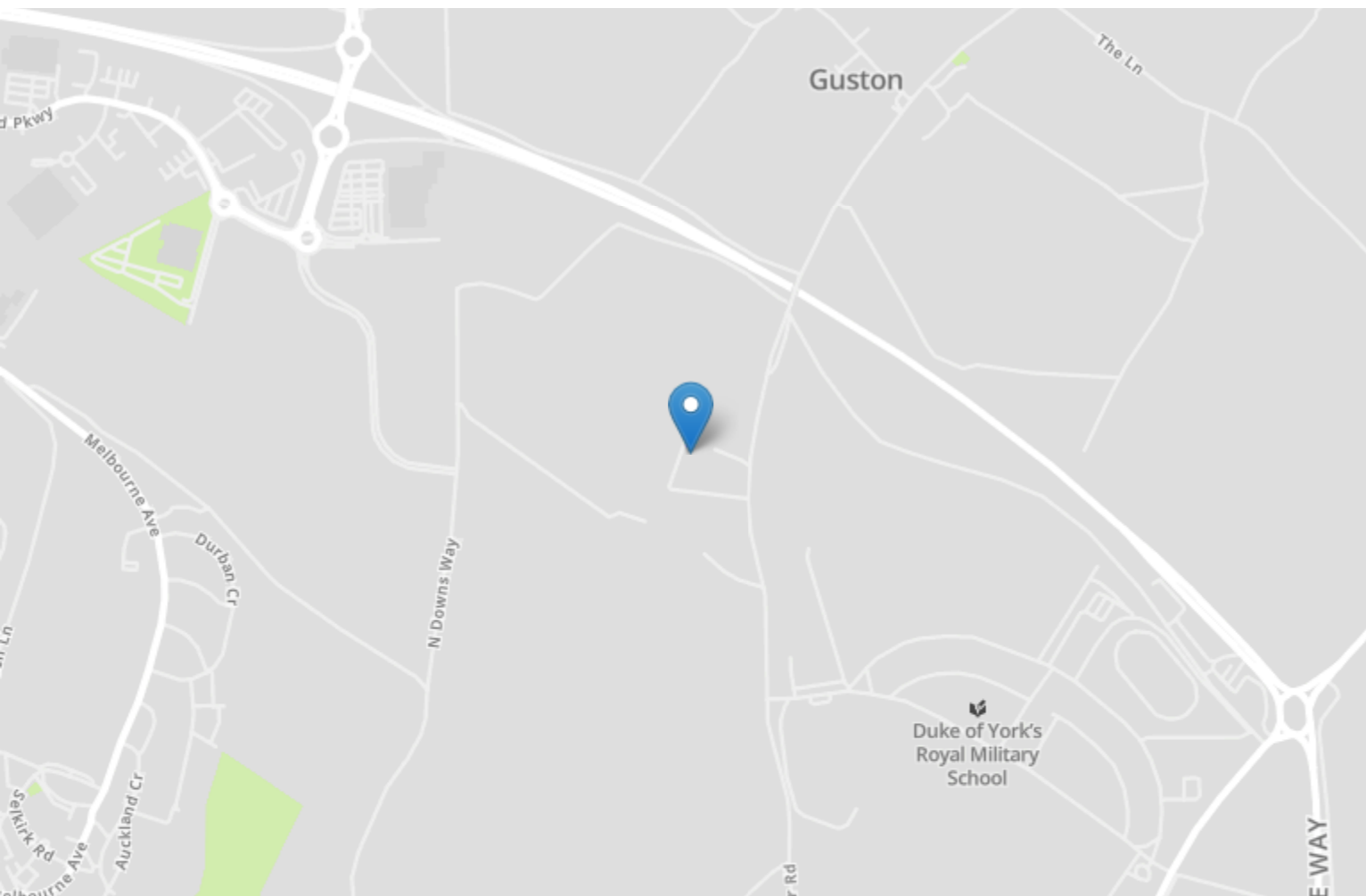


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 3 St Martins Road

GUSTON, Dover  
CT15 5EL

**£280,000 FREEHOLD**

Draft Details...Price Range £280,000 - £290,000 | Parking For Three Cars | Office/Studio | Downstairs W.C. | Utility Room | Potential For Loft Conversion (Subject To Obtaining Relevant Planning Permission) | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom home located in the highly sought after St Martins Road, Guston Dover. The property is in very good condition throughout and the accommodation boasts a lounge with a wood burner, separate dining room with open fire place, kitchen, utility room, two double bedrooms and a bathroom. Additional benefits include a a sunny and private rear garden, off street parking for three cars, office/studio, downstairs W.C., double glazing and gas central heating. This property is situated in the popular village of Guston which boasts a local public house and primary school close by. 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. For your chance to view call sole agent Burnap + Abel on 01304 279107.





## Porch

Radiator

## Entrance Hall

Carpeted stairs to the first floor and doors leading to;

## Dining Room

15' 2" x 12' 11" (4.62m x 3.94m) A spacious dining room with floorboards, open fire place, radiator, double glazed window and space for a table and chairs.

## Lounge

15' 2" x 12' 0" (4.62m x 3.66m) A large lounge with floor boards, wood burner, radiator and double glazed doors leading to the utility lean-to.

## Kitchen

16' 5" x 7' 11" (5.00m x 2.41m) A lovely kitchen with a mix of wall and base units, space for washing machine and cooker. Double glazed window, Double glazed Velux window and door to the utility lean-to.

## W.C.

Low level W,C, wash hand basin and double glazed window.

## Utility

13' 11" x 6' 11" (4.24m x 2.11m) Space for fridge freezer and tumble dryer. Radiator and doors to the garden.

## First Floor Landing

Radiator, loft hatch which is part boarded and insulated (potential for a loft conversion subject to obtaining all relevant planning), storage cupboard and doors leading to;

## Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m) Large double bedroom with floor boards, large cupboard space, radiator and double glazed windows.

## Bedroom Two

12' 8" x 11' 9" (3.86m x 3.58m) Double bedroom with floor boards, radiator and double glazed window.

## Bathroom

7' 11" x 6' 3" (2.41m x 1.91m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## Garden

A lovely sunny and mature rear garden with paved seating area. Shed. Fantastic outside space to sit back and relax after a hard day at work!

## Office/Studio

A wonderful addition is this office/studio which has been erected at the front of the property. There is lighting/power, insulated and pine lined. Could be used as an office.

## Off Street Parking

The property has parking at the front for three cars.

## Area Information

Situated in the village of Guston which is close to St. Margarets-at-Cliffe between Deal and Dover providing easy access to the high speed train at Dover Priory. Access to the M20 and Channel Tunnel terminal is also within easy reach as well as the port of Dover offering ferry links to the continent. The area has a number of highly regarded schools including both the Dover Boys and Girls grammar schools



Total area: approx. 112.7 sq. metres (1213.3 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.

