

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 Prescott Close

GUSTON, Dover
CT15 5NB

£400,000 FREEHOLD

Draft Details... Wonderfully Extended Three Bedroom Semi Detached House | Garage & Off Street Parking | Stunning Condition Throughout | En Suite | Garden | Solar Water Heating Panels | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached house located in the highly sought after Prescott Close, Guston, Dover. The property is beautiful condition and the accommodation boasts a spacious lounge, beautiful modern kitchen, three bedrooms and a family bathroom. Additional benefits include a garage and off street parking, en suite, wrap around garden, summerhouse that has power, solar water heating panels, double glazing and gas central heating (boiler serviced in 2024). 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.



Entrance Hall

Antico flooring, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

21' 9" x 10' 5" (6.63m x 3.17m) Light and airy lounge with wooden floorboards, fire place, radiators, double glazed windows to front and double glazed doors to the rear.

Kitchen

15' 8" x 8' 4" (4.78m x 2.54m) A beautiful modern style kitchen with a mix of wall and base units, integrated fridge freezer, dishwasher, washer/dryer, oven/microwave and hob. Antico flooring, double glazed windows, radiator, understairs storage cupboard and door to the rear garden.

First Floor Landing

Carpeted stairs, carpeted landing, radiator, double glazed windows, loft hatch and doors leading;

Bedroom One

10' 10" x 10' 8" (3.30m x 3.25m) Large double bedroom with carpeted floor, radiator and double glazed window.

En Suite

Modern shower room with low level W.C., wash hand basin, shower heated towel rail and double glazed windows.

Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m) Double bedroom with carpeted floor, radiator, double glazed window and airing

Bedroom Three

8' 6" x 8' 4" (2.59m x 2.54m) Generous size third bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) Modern bathroom with a low level W.C., bath with shower attachment, wash hand basin, radiator and double glazed window.

Garden

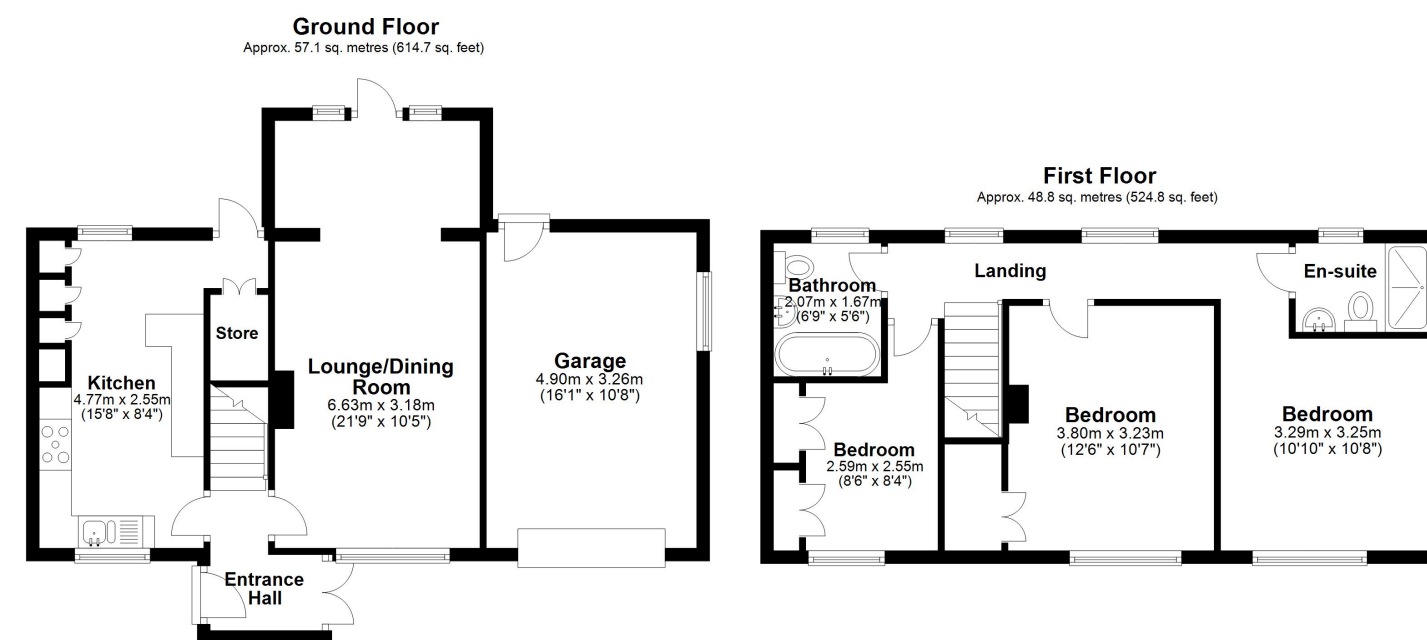
A private wrap around rear garden with Summerhouse, paved and artificial grass areas and pond to front.

Garage & Off Street Parkin

16' 1" x 10' 8" (4.90m x 3.25m) Spacious garage with lighting and power. Off street parking and space caravan/motorhome.

Area Information

Guston is a small village, just to the north of Dover, surrounded by farmland and countryside providing good walking and cycling with easy access to the coastal paths and bridleways. Guston itself has a village Primary School and public house. Comprehensive facilities are available in the nearby towns of Deal and Dover together with a further range of Primary and Secondary Schools. The Cathedral City of Canterbury is accessible to the north providing extensive range of shopping and leisure facilities, schools, colleges and universities. High Speed rail services are available from Folkestone, Ashford and Canterbury to London St Pancras.



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.

