

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>	71	
(55-68) <b>D</b>		
(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



## 21 Prescott Close

GUSTON, Dover  
CT15 5NB

**£270,000 FREEHOLD**

Draft details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached house located in the highly sought after Prescott Close, Guston Dover. The property is in immaculate condition throughout the accommodation boasts a large lounge, spacious modern kitchen/dining room, two bedrooms and a modern bathroom. Additional benefits include a sunny garden backing onto fields, conservatory, 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.



## Entrance Hall

## Lounge

15' 9" x 10' 5" (4.80m x 3.17m)

## Kitchen/Dining Room

15' 8" x 8' 5" (4.78m x 2.57m)

## Conservatory

9' 7" x 8' 4" (2.92m x 2.54m)

## Bedroom One

15' 8" x 10' 7" (4.78m x 3.23m)

## Bedroom Two

8' 10" x 8' 7" (2.69m x 2.62m)

## Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

## Garden

A beautiful private rear garden backing onto fields. Ideal outside space to relax with family on those Summer weekends.

## 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.

