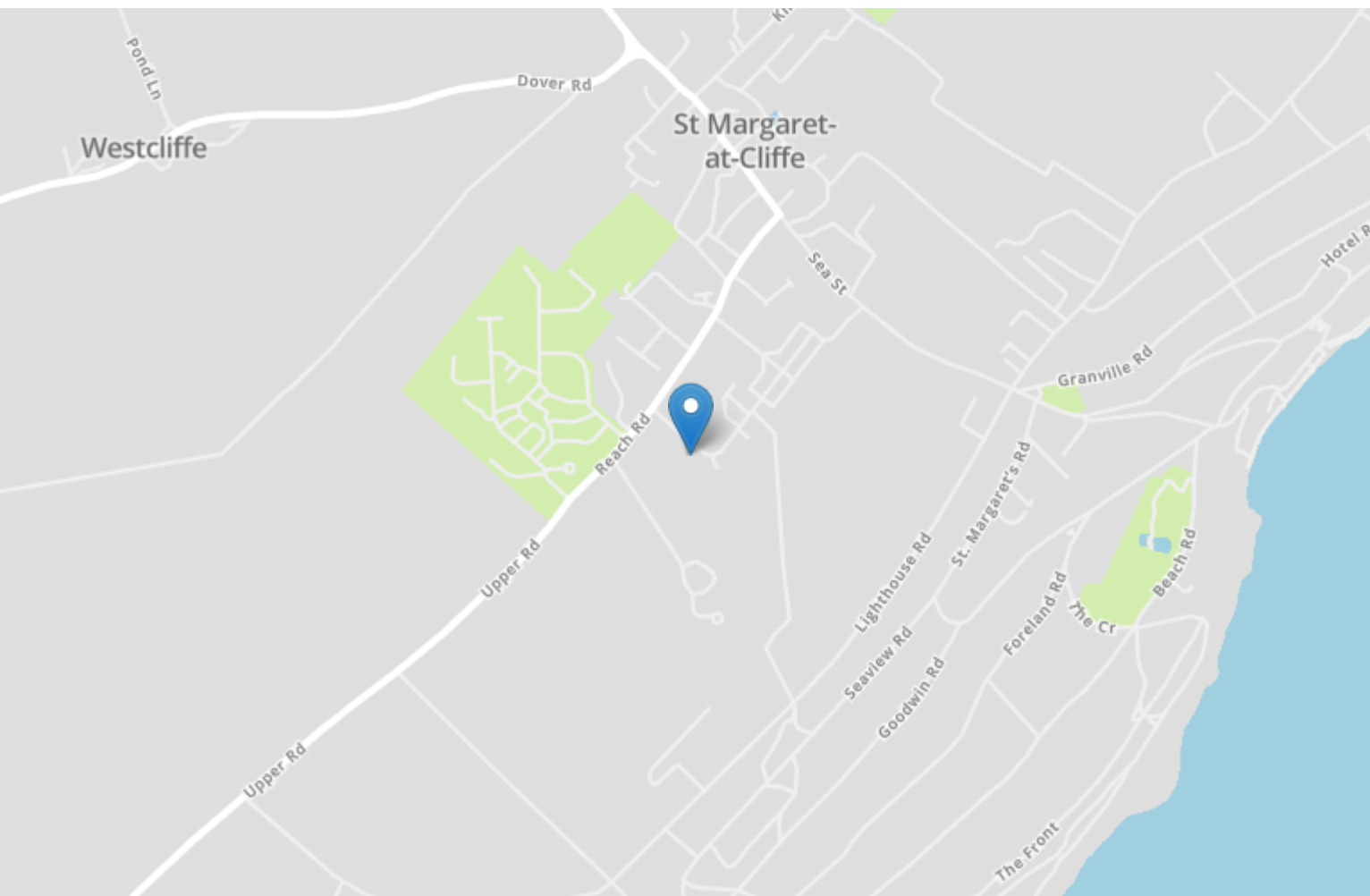


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 16 Roman Way

ST MARGARETS-AT-CLIFFE, Dover  
CT15 6AH

**£300,000 FREEHOLD**

Draft Details...Offers in Excess of £300,000 | Beautiful Two Bedroom Bungalow With Fabulous Field Views To The Rear | Spacious Garage & Off Street Parking | Permitted Development Rights For A Loft Conversion To Add A Third Bedroom & 2nd Bathroom | Modern Double Glazing | Modern Kitchen | Dining Room | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached bungalow located in the highly sought Roman Way, St Margarets-At-Cliffe, Dover. The property is in beautiful condition throughout and the accommodation boasts a light and airy lounge with wood burner, modern kitchen, separate dining room, two double bedrooms and a shower room. Additional benefits include a spacious garage and off street parking for two cars, sunny rear garden with field views, modern double glazing and gas central heating (boiler annually serviced). The current vendors have also obtained permitted development rights for a loft conversion that would create a third bedroom and 2nd bathroom. within easy reach of local amenities which include general store, post office, bus services to neighbouring towns, local tea rooms, restaurants and primary school. St Margarets At Cliffe lies in a fold of the White Cliffs of Dover recognised as an area of outstanding natural beauty partly in the ownership of The National Trust whilst below the cliff face is a protected and secluded beachfront. To the north lies the Cinque Port town of Deal and to the south the harbour town of Dover. There is easy access to the southern motorway network as well as rail services which now includes the high speed rail link. For your chance to view call sole agent Burnap + Abel on 01304 279107





## Porch

Engineered Oak flooring.

## Entrance Hall

Engineered oak flooring, storage cupboard, loft hatch (boiler in the loft and has been annually serviced) and doors leading to;

## Lounge

15' 0" x 10' 11" (4.57m x 3.33m) A light and airy lounge with with engineered Oak flooring, wood burner, radiator and double glazed window.

## Kitchen

9' 1" x 8' 11" (2.77m x 2.72m) A modern fitted kitchen with a mix of wall and base units, space for fridge freezer, washing machine, integrated oven/hob and dishwasher. Radiator and double glazed window with field views.

## Dining Room / Conservatory

12' 1" x 8' 3" (3.68m x 2.51m) Oak flooring, double glazed windows and doors to the garden.

## Bedroom One

16' 5" x 9' 10" (5.00m x 3.00m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window overlooking fields.

## Bedroom Two

11' 10" x 7' 11" (3.61m x 2.41m) Double bedroom with carpeted floor, radiator and double glazed window.

## Shower Room

6' 5" x 5' 6" (1.96m x 1.68m) Walk in shower, low level W.C., wash hand basin and window.

## Garden

A lovely sunny rear garden overlooking fields! Indian sandstone paved seating and lawn areas, access to the garage, shed and side access.

## Garage & Off Street Parking

17' 7" x 8' 4" (5.36m x 2.54m) Garage with lighting and parking for two cars.

## Area Information

The village of St Margaret's at Cliffe offers local shopping, post office, pubs, doctor's surgery with pharmacy, newsagent/general store, popular primary school, pre-school nursery, and churches, whilst The Bay itself is sheltered for bathing, fishing, sailing etc. The cliff top to either side of The Bay is mainly in the care of the National Trust and offers some delightful walks. There are golf courses at nearby Kingsdown and Deal with St George's at Sandwich (venue of the 2021 British Open). The Cathedral City of Canterbury offers an excellent shopping centre together with leisure interest, theatres and county cricket. Excellent links to the continent via the Port of Dover, the Channel Tunnel and London St Pancras 75 minutes from Martin Mill station (approx. 2 miles).

