



The Cottage Westcourt Lane, Shepherdswell
£320,000

The Cottage Westcourt Lane

, Shepherdswell

CHAIN FREE! A chance to buy a stunning Grade II listed two bedroom cottage with parking to the rear! With two receptions & two double bedrooms! The property is within walking distance to Shepherdswell train station & local shops, as well as beautiful countryside walks on your doorstep, this could be the ideal location for many. Park your car at ease and come on in. The seller has kept the property to a great standard. The ground floor will be sure to impress offering a large lounge with log burner (perfect for a cosy night in), separate dining room & large Kitchen..On the first floor you will find bedroom one which is a fantastic size offering plenty of space for all your bedroom furniture, Bedroom two is yet another big double, on the landing you will find handy wardrobe space. The family bathroom is a superb size complete with shower over the bath. Outside the rear of the property is a small patio area whilst the front garden is enclosed with a picket fence. This is a property you will not want to miss....

Council Tax band: E

Tenure: Freehold

- CHAIN FREE
- Grade II Listed
- Two Bedroom Cottage
- Two Double Bedrooms
- Two Receptions
- Parking





Entrance

Lounge

Dimensions: 5.72m x 3.96m (18'9" x 13'0").

Kitchen

Dimensions: 4.65m x 3.94m (15'3" x 12'11").

Dining Room

Dimensions: 4.09m x 2.59m (13'5" x 8'6").

First Floor

Bedroom One

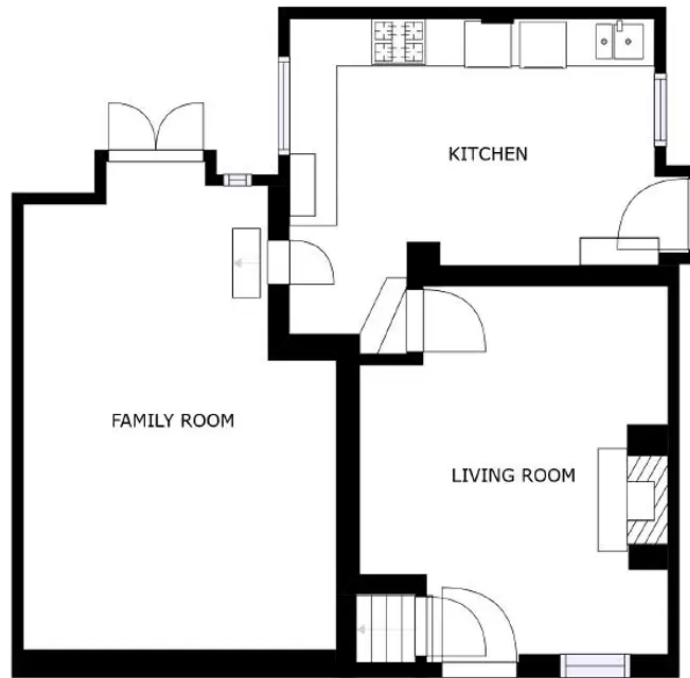
Dimensions: 5.13m x 3.12m (16'10" x 10'3").

Bedroom Two

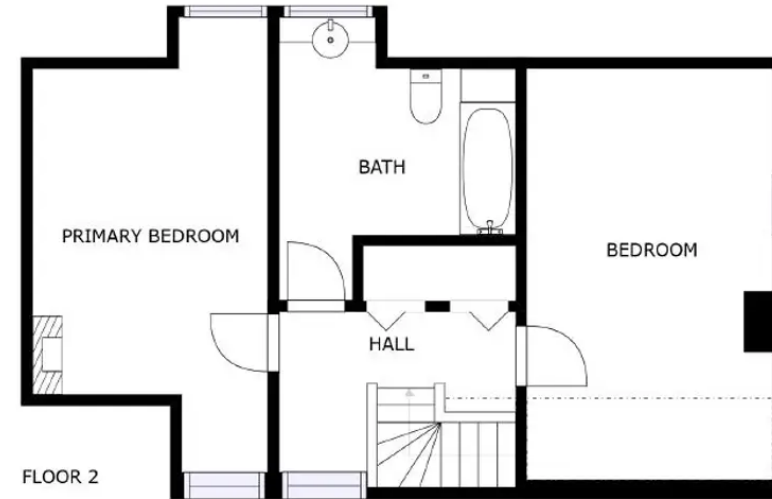
Dimensions: 4.19m x 3.02m (13'9" x 9'11").

Bathroom





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 628 sq. ft, FLOOR 2: 505 sq. ft
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 69 sq. ft
 TOTAL: 1133 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure