



7 Downs Close, East Studdal

Guide Price **£375,000**



7 Downs Close

East Studdal, Dover

Park your car at ease on the driveway and come on in! With fantastic sized rooms on offer, space won't be an issue here.

On entering the property, you are welcomed by a bright hallway, you will find the dining room to the front of the property currently used as a bedroom, followed by a fantastic sized lounge to the rear with conservatory overlooking a peaceful rear garden. There is also a large kitchen/diner which makes for the perfect space to entertain family & friends. On the ground floor you will also find the family shower room.

Upstairs is the master bedroom, offering plenty of space for all the usual bedroom furniture, the sellers have also installed an upstairs loo off the main bedroom. Bedroom two is another large double with built in wardrobes overlooking the rear garden, whilst bedroom 3 is a great sized single bedroom.

The garden offers plenty of space and overlooks fields to the rear.

Don't miss out on this lovely property!

These property details is yet to be approved by the vendor.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in





Entrance

Lounge

20' 12" x 13' 10" (6.4m x 4.22m)

Conservatory

9' 11" x 10' 10" (3.02m x 3.3m)

Dining Room / Bedroom

16' 12" x 8' 12" (5.18m x 2.74m)

Kitchen / Diner

10' 0" x 21' 12" (3.05m x 6.71m)

Bedroom and Wc

8' 12" x 10' 0" (2.74m x 3.05m)

Bedroom

9' 11" x 8' 12" (3.02m x 2.74m)

Bedroom

10' 0" x 6' 12" (3.05m x 2.13m)

Shower Room

5' 0" x 5' 11" (1.52m x 1.8m)





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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