



REGAL  
— ESTATES —



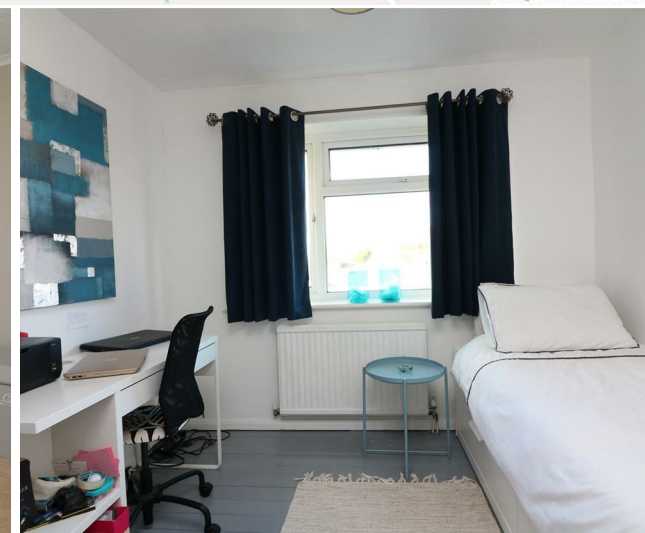
1a, Eythorne Road, Shepherdswell, CT15 7NU  
£297,500

Such a convenient location! Handy for mainline railway station, village shop and pub!

This well-presented three bedroom end of terrace home benefits from off street parking for two plus vehicles with scope to park more if required and also boasts a sunny aspect rear garden with decked terrace and additional side plot, there are three first floor bedrooms, integral garage, living/dining room with French doors out to the garden, double glazing and gas fired central heating.

Shepherdswell is a popular village location, sought after for its rural feel coupled with excellent transport links.

More details and floor plan to follow.....



**Entrance:**

Door to:

**Hallway:**

Radiator, laminate flooring and doors to:

**Kitchen:***11'3" x 7'9" (3.43m x 2.36m)*

Fitted matching units, work-surface, gas cooker point, space and plumbing for washing machine and dishwasher, wall tiling and double glazed window to the front.

**Living/Dining Rppm:***19'10" x 16' reducing to 13'7" (6.05m x 4.88m reducing to 4.14m)*

Cupboard, two radiators, laminate flooring, stairs to the first floor landing, double glazed window and French doors to the rear.

**First Floor Landing:**

Loft access, built-in airing cupboard and doors to:

**Bathroom:**

Panelled bath with shower over, wash hand basin, radiator and double glazed window to the front.

**Separate WC:**

WC with double glazed window to the front.

**Bedroom 1:***13' x 10'4" (3.96m x 3.15m)*

Built-in wardrobes, radiator and double glazed window to the rear.

**Bedroom 2:***10'4" x 10' (3.15m x 3.05m)*

Built-in wardrobes, radiator and double glazed window to the front.

**Bedroom 3:***10' x 9'2" maximum (3.05m x 2.79m maximum)*

Radiator and double glazed window to the rear.

**Exterior:****Frontage:**

Shingled driveway and parking for two plus cars.

**Rear Garden:**

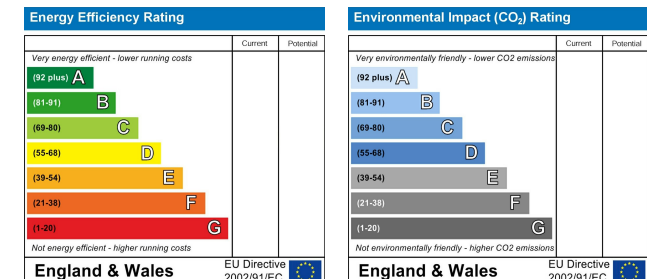
Fence enclosed garden with decked sun terrace, lawned area, paved patio.

**Garage:**

Up and over door, light and power.

**Dover District Council:**

Council Tax Band: C



*Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.*

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