



Jenkinson realestates

Downs Road | East Studdal

Dover

Asking Price £750,000



**Freehold**

157 SQ. Metres (1689.93 SQ. Feet)

Council Tax: F

EPC Rating = D

Detached Property

Shop Front/Storage

Offering Three Bedrooms

Bathroom And Separate W.C.

Parking To Front

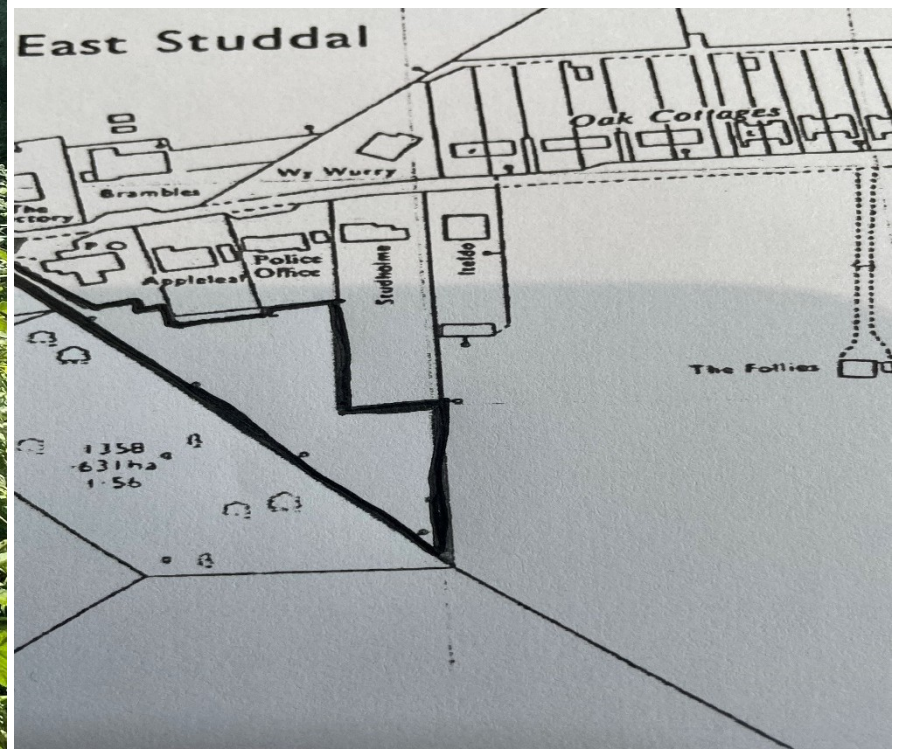
Potential Building Plot

Jenkinson Estates are pleased to bring to the market this detached property located in the popular village location of East Studdal. Dover. The property is accessed via a drive leading to the property, the front part of the property was formally the village post office and shop and to the rear of the property was the family home. The property is situated on a good size plot and the vendor advises us there is approximately one acre and therefore offering potential for development subject to the usual planning and consents that are required. The living accommodation comprises of Living room, kitchen, store room and w.c. to the ground floor, to the first floor there are three bedrooms and a bathroom. There is parking to the front and gardens to rear which is accessed via a side gate. All viewings are strictly through the appointed Sole Agents Jenkinson Estates.



Council Tax Band F

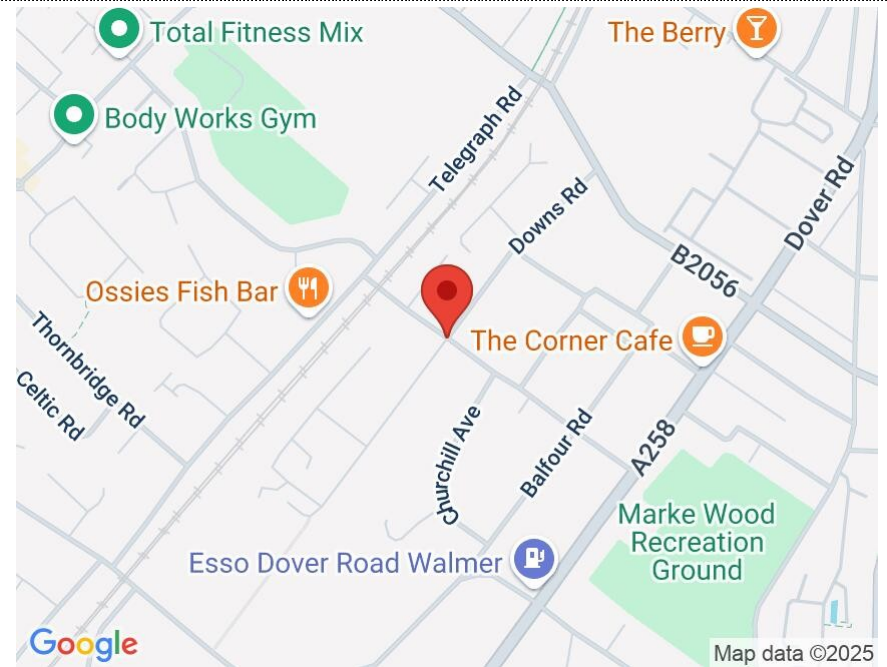








Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2/25



## Accommodation

### Shop Front Area

16'3" x 25'0" (4.95m x 7.62m)

### Inner Hall

### Living Room

16'3" x 16'2" (4.95m x 4.93m)

### Kitchen

12'9" x 12'5" (3.89m x 3.78m)

### Store Room

16'1" x 7'2" (4.90m x 2.18m)

### Separate W.C.

## First Floor

## Bathroom

10'2" x 6'9" (3.10m x 2.06m)

## Bedroom

12'0" x 8'6" (3.66m x 2.59m)

## Bedroom

16'3" x 10'9" (4.95m x 3.28m)

## Bedroom

## Parking

## Gardens

Jenkinson Estates

4 West Street, Deal, Kent, CT14 6AE

01304 373 984

info@jenkinsonestates.co.uk

www.jenkinsonestates.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

