



**Freehold**

**Offers in excess of  
£100,000**

241 London Road  
Dover  
Kent  
CT17 0TA

2 BLOCK VIEWINGS HAVE BEEN ARRANGED CALL  
TERSONS TO BOOK. THIS IS BEING SOLD ON A BEST &  
FINAL OFFER BASIS. Property comprises of 2 bedrooms and  
bathroom to the first floor, lounge, dining room, kitchen and WC  
to the ground floor, and useful space to the lower ground floor

#### **Local Information**

Located 0.7 from the centre of  
Dover.

Nearest primary school:  
Barton Junior School  
0.1 miles

Nearest secondary school:  
Dover Grammar School for Girls  
0.3 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

## Property Details

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This property is situated only a short distance from Dover town and Dover Priory train station, with the fast link train to St Pancras in just 1 hour and 10 minutes. There are a range of primary and secondary schools nearby, including the Dover Boys' and Girls' Grammar Schools. There are a good selection of shops along with excellent access routes to the A2/M2 and the A20/M20.

This end of terrace house is spread over two floors, however there is also a useful cellar room. On the ground floor is a lounge, dining room, kitchen and WC. On the first floor are 2 double bedrooms and bathroom. The property does benefit from gas central heating and side and rear gardens. The property does require updating.

An early viewing is highly recommended on this chain free property.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

### GROUND FLOOR

Front door opening to Entrance Hall

Entrance Hall

Radiator. Stairs to first floor. Doors to Lounge & Dining Room

Lounge 11'8 x 8'1

Window to front. Radiator. Fireplace.

Dining Room 11'9 x 10'6

Window to rear. Radiator. Tiled fireplace. 2 alcove storage cupboards. Door leading to stairs to Cellar. Door to Kitchen.

Kitchen 11'8 x 5'7

Kitchen with single bowl sink. Space for cooker, washing machine and fridge. Door to garden access. Window to side. Door to WC.

WC

Low level WC. Door to garden.

Cellar Room 14'5 x 10'9

Wall mounted electric meter and consumer box. Gas meter. Door to coal cupboard.

### FIRST FLOOR

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Landing - Doors to Bedrooms

Bedroom 1 12' x 11'7

Window to front. Radiator. Fireplace. Storage cupboard with loft access.

Bedroom 2 10'8 x 10'6

Window to rear. Radiator. Fireplace. Storage cupboard. Door to Bathroom

Bathroom

Bath and wash basin. Frosted double glazed window to rear. Radiator. Cupboard containing boiler.

OUTSIDE

Rear garden which is currently overgrown. Gate to side garden

Side garden - currently overgrown, Gate leading to pavement.

Energy Performance Certificate - F (38)

NOTES

Please note that this property is being sold on a best and final offer basis. If you are interested in placing an offer please submit your best and final offer price in a sealed envelope marked with the property address on the front. The offer should be at the offices of Tersons at 27-29 Castle Street, Dover, Kent, CT16 1PT by 12pm on Wednesday 11th January 2017. The offer letter should contain the offer amount, whether the offer is cash or mortgage, if the offer is dependent on you selling another property. If your offer is accepted you will be asked to show proof of cash or a mortgage agreed in principle certificate from your mortgage provider. The vendor will be looking for a 28 day exchange of contracts. All offers will be submitted to the vendor and it will be their decision on accepting an offer.

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