

**Freehold****£169,995**

22
Belgrave Road
Dover
Kent
CT17 9QY

LOOKING FOR A NEWLY REFURBISHED HOME WITH OFF ROAD PARKING THEN THIS IS THE HOUSE FOR YOU!! This terraced house is arranged over two floors. On the ground floor is a large lounge/dining room, newly fitted kitchen. On the first floor are two double bedrooms and stunning bathroom.

Local Information

Located 0.6 from the centre of Dover.

Nearest primary school:
Vale View Community School
0.1 miles

Nearest secondary school:
Astor College for the Arts
0.5 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

This chain free property is situated in a popular area just a short distance from the town centre and within walking distance of Dover Priory train station with its fast link train to St Pancras in 1 hour and 10 minutes. The A20/M20 is also close by for road access. In the local area there are shops, public houses, primary and secondary schools including the Dover Boys' and Girls' Grammar Schools.

This newly refurbished terraced house is arranged over two floors. On the ground floor is a spacious lounge/dining room, newly fitted kitchen. On the first floor are two double bedrooms and newly fitted modern bathroom. To the outside is off road parking to the rear of the property and a low maintenance garden. The property has also been fitted with new double glazed windows and new electrics.

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

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

GROUND FLOOR

Double glazed door to entrance porch.

Entrance Porch

Entrance Hallway

Stairs up to first floor. Door to lounge/dining room.

Lounge/Dining Room 24'2 into bay x 11'11

Radiator x 2. Double glazed bay window to front and rear. Wall mounted boiler. Under stairs storage cupboard with electric consumer box and meter.

Kitchen 12'9 x 7'6

Fitted out with a range of worktop wall and base units with tiling around. Single bowl sink and drainer. Integrated fridge and freezer, oven and gas hob with extractor hood over. Space for washing machine. Double glazed window to side. Double glazed door to side to rear garden.

FIRST FLOOR

Landing

Doors to all rooms.

Bedroom 1 15'1 x 10'10

2 x Double glazed windows to front with Castle View. Radiator.

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Bedroom 2 10'11 x 9'11

Double glazed window to rear. Radiator. Loft access.

Bathroom 12'10 x 7'8

Modern white bathroom suite including bath, low level WC, wash basin and large separate shower cubicle. Vertical towel radiator. Tiled floor. Frosted double glazed window to rear.

OUTSIDE

Front Garden - Wall enclosed laid to shingle with footpath leading to entrance door.

Rear Garden - Laid to lawn with decking area. Gate to rear and double gates opening to offer off road parking for 1 car.

Energy Performance Certificate - TBC

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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.

Council Tax Band

B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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