



Freehold

£117,500 (Guide Price)

175 London Road
Dover
Kent
CT17 0TF

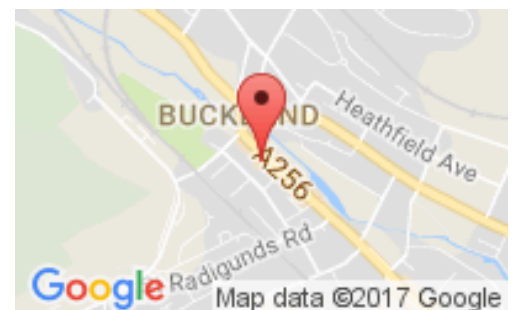
OPEN HOUSE ON MONDAY 9TH OCTOBER AND FRIDAY 13TH OCTOBER CALL THE AGENT TO BOOK A VIEWING. Ideal first time buy or investment. This terraced house benefits from 2 bedrooms and bathroom to the first floor. On the ground floor is lounge, dining room and kitchen. Some updating required.

Local Information

Located 1 from the centre of Dover.

Nearest primary school:
Shatterlocks Infant School
0.1 miles

Nearest secondary school:
St Edmund's Catholic School
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 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.

The terrace property is arranged over two floors and comprises of a lounge, dining room and kitchen to the ground floor and to the first floor there are 2 bedrooms and shower room. The property does require some internal updating but does benefit from gas central heating and double glazing.

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 into entrance hall.

Entrance Hall

Understairs storage cupboard with wall mounted electric meter. Doors to dining room and lounge.

Dining Room

10'5 x 9'11 (3.18m x 3.02m)

Double glazed window to front. Radiator. Fireplace with tiled surround.

Lounge

13' x 10'11 (3.96m x 3.33m)

Fire with back boiler. Double glazed patio doors to rear. Stairs to 1st floor. Door into kitchen.

Kitchen

10'4 x 7'10 (3.15m x 2.39m)

Fitted out with a range of worktop base and wall units. 1 ½ bowl sink unit. Space for fridge/freezer, washing machine and cooker. Double glazed window to rear and side. Double glazed door to garden. Radiator.

FIRST FLOOR

Landing Doors to all rooms.

Bedroom 1

13' x 10'5 (3.96m x 3.18m)

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.



Radiator. 2 x double glazed windows to front. Fitted wardrobes.

Bedroom 2

10'6 x 10'3 (3.20m x 3.12m)

Radiator. Double glazed window to rear. Cupboard with loft access. Airing cupboard with tank.

Shower Room

10'6 x 6'10 (3.20m x 2.08m)

Large walk in shower. Low level WC. Handwash basin. Radiator. Frosted double glazed window to rear. Cupboards.

OUTSIDE

Rear - Laid to patio. Tap. Shed. Lawn area. Gate to rear access.

Energy Performance Certificate - D (56)

Council Tax Band

B

Viewing

Strictly by arrangement with the agents, Tersons 01304

246111

www.tersons.com

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.

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.