



**Freehold**

**£155,000**

1 Barton View Terrace  
Dover  
Kent  
CT17 0SW

**CHAIN FREE !!! IDEAL FIRST TIME BUY OR INVESTMENT !!!**  
This end of terrace house is set just off the London Road, so very central. The house offers a lounge & dining room, three bedrooms and a first floor bathroom. Further benefits include DG, gch and rear courtyard garden.

#### **Local Information**

Located 3533.4 from the centre of Dover.

Nearest primary school:  
Lydd Primary School  
3520.7 miles

Nearest secondary school:  
The Marsh Academy  
3523.3 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 just off the London Road and 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 property is set in a quiet road but still very central to town. Spread over two floors, on the ground floor is a lounge, dining room and kitchen. On the first floor are three bedrooms and bathroom. The third bedroom will make an ideal cot room or study. The property benefits from double glazing and gas central heating. To the outside is a rear courtyard garden.

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

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

### GROUND FLOOR

Front door opening to Entrance Hall

#### Entrance Hall

Wall mounted cupboard containing the electric meter. Glazed door to Dining Room.

#### Dining Room 18'5 Max x 11'5

Double glazed window to side and double glazed patio doors opening to courtyard. Arch to Living Room and door to Kitchen. Stairs to first floor. Radiator. Fireplace.

#### Living Room 11'5 x 13'

Double glazed window to front. Radiator. Fireplace.

#### Kitchen 11'8 x 9'10

Fitted out with a range of worktop base and wall units. Space for fridge/freezer, washing machine and cooker. Wall mounted boiler. Radiator. Double glazed window to side and double glazed door to garden access.

### FIRST FLOOR

Landing - Double glazed window to front & side. Radiator. Loft access.

#### Bedroom 1 12'2 x 11'5

Double glazed window to front. Radiator. Built in wardrobes.

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Bedroom 2 12'7 x 11'6

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom 3/ Cot Room/Study 6'2 x 5'6

Double glazed window to side.

Bathroom

Panelled bath with shower attachment over. Low level WC and wash basin. Fully tiled. Heated towel rail. Frosted double glazed window to rear.

OUTSIDE

Rear courtyard laid to patio tiles. Shed. Gate to rear access.

Energy Performance Certificate - F (37)

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.

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Council Tax Band

B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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