



Freehold

£193,500

24 Brookfield Road
Dover
Kent
CT16 2AU

This well presented 3 bedroom end of terrace house will make a great family home. It offers a bathroom and 3 bedrooms to the first floor and to the ground floor a kitchen and lounge/diner. Further benefits include a loft room, garage & parking, gas central heating and double glazing

Local Information

Located 1.2 from the centre of Dover.

Nearest primary school:
Shatterlocks Infant School
0.2 miles

Nearest secondary school:
St Edmund's Catholic School
0.7 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 within easy access of Dover town and a selection of shops and is also ideally located for access to the A2/M2 and the M20 via the Alkham Valley. There are a good range of primary and secondary schools nearby including the Girl's and Boy's Grammar Schools. Within a short driving distance is the railway station at Kearsney and also Dover Priory station in the town with the fast link train to London St Pancras in 1 hour 10 minutes.

This chain free well presented end of terrace offers a bathroom and 3 bedrooms the first floor and to the ground floor a kitchen and lounge/diner. Further benefits include a loft room, garage with parking, gas central heating and double glazing. The current owner has advised since purchasing the property a new bathroom and kitchen has been fitted. The electrics and gas central heating has been updated.

This property can be purchased as an investment with current tenants in situ who pay £743.00 per month or can be purchased with vacant possession from beginning of December 2017 or earlier if the tenants have vacated.

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

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

GROUND FLOOR

Double glazed door into porch and double glazed door into entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Understairs cupboard with wall mounted electric meter. Door into kitchen.

Kitchen 9'6 x 8'5

Fitted out with a range of worktop base and wall units. 1 ½ bowl sink unit with tiling around. Space for fridge/freezer, washing machine. Integrated oven and hob with extractor over. Wall mounted boiler. Double glazed window to rear and double glazed door to garden access. Door to lounge/diner.

Lounge/Diner 23'3 x 11'3 narrowing to 8'5

Double glazed window to front and rear. Radiator x 2.

FIRST FLOOR

Landing

Frosted double glazed window to side. Doors to all rooms. Loft access with ladders to loft room.

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Bedroom 1 13'2 x 10'7

Double glazed window to front. Radiator.

Bedroom 2 9'11 x 9'6

Double glazed window to rear. Radiator.

Bedroom 3 9'3 x 6'4

Double glazed window to front. Radiator.

Loft Room 15'11 x 10'9

Storage in eaves. Velux window to rear. Power & light.

Bathroom

Panelled bath with shower attachment and a large fixed rain fall shower head over with tiling around. Low level WC. Handwash basin. Radiator. Frosted double glazed window to rear.

OUTSIDE

Front Garden - Laid to patio.

Rear Garden - Side access with large storage area. Patio area. Tap. Laid to lawn. Rear gate to garage area.

Garage - On block with parking to front.

Energy Performance Certificate - C (74)

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

C

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Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

Early viewing is highly recommended.

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