



tersons



Freehold

£165,000

36 Belgrave Road
Dover
Kent
CT17 9QZ

This chain free end of terrace house would make an ideal first time buy or a great buy to let investment. On the ground floor is a spacious lounge/dining room, fitted kitchen and bathroom. On the first floor are 3 bedrooms and a WC. With a low maintenance rear garden.

Local Information

Located 0.6 from the centre of Dover.

Nearest primary school:
Vale View Community School
0.2 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 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, nursery, primary and secondary schools including the Dover Boys' and Girls' Grammar Schools.

This chain free end of terrace house is arranged over two floors. On the ground floor is a spacious lounge/dining room, fitted kitchen and bathroom. On the first floor are three bedrooms and a WC. To the outside is a low maintenance garden.

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 lounge/diner.

Lounge/Diner

24'9 x 13'7 (7.54m x 4.14m)

2 x radiators. Double glazed bay window to front. Double glazed patio doors to rear. Understairs cupboard. Door to kitchen. Stairs to first floor.

Kitchen

8'10 x 7'6 (2.69m x 2.29m)

Fitted out with a modern range of worktop base and wall units. Integrated double oven, gas hob and extractor over. Integrated fridge and freezer 1 ½ bowl sink with splash back tiling around. Space for washing machine. Double glazed window to side. Opening to rear lobby.

Rear Lobby

Double glazed door to side. Door to bathroom.

Bathroom

Panelled bath with shower attachment over. Tiling around. Low level WC. Handwash basin with cupboard under. Radiator. Frosted double glazed window to side. Cupboard housing wall mounted boiler.

FIRST FLOOR

Landing

Loft access. Doors to all rooms.

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Bedroom 1

13'5 x 10'10 (4.09m x 3.30m)

2 x double glazed windows to front. Castle Views. Radiator. Fitted wardrobes. Fireplace.

Bedroom 2

11'2 x 8'4 (3.40m x 2.54m)

Double glazed window to rear. Radiator.

Bedroom 3

7'6 x 7'1 approximatley (2.29m x 2.16m approximately)

Double glazed window to rear. Radiator.

WC

Low level WC. Handwash basin. Frosted double glazed window to side.

OUTSIDE

Front Garden - Wall enclosed. Laid to patio. Path to front door.

Rear Garden - Decking area. Tap. Power. Shed.

Energy Performance Certificate - E (52)

Council Tax Band

B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

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