



Freehold

£164,995

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Elms Vale Road
Dover
Kent
CT17 9PE

CHAIN FREE!!! This terraced property comprises to the ground floor a lounge, dining room, kitchen and WC. To the first floor is a bathroom and three bedrooms. The property further benefits from gas central heating and double glazing. Rear garden. Some internal updating is required

Local Information

Located 0.8 from the centre of Dover.

Nearest primary school:
Vale View Community School
0.2 miles

Nearest secondary school:
Astor College for the Arts
0.3 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

The property is situated in the popular Elms Vale area of town and only a short distance from the town centre. Dover main-line railway station with the fast link train to St Pancras in just over an hour is within walking distance. Within the area, there is a good range of primary and secondary schools, together with the Dover Boys' Grammar School. Elms Vale recreation ground and the hills are closeby. There are good access routes to the A20/M20 and A2/M2.

This terraced property comprises to the ground floor a lounge, dining room, kitchen and WC. To the first floor is a bathroom and three bedrooms. The property further benefits from gas central heating and double glazing. To the outside there is a rear garden. Some Internal updating is required.

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

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

GROUND FLOOR

Front door leading to Entrance Hall.

Entrance Hall

Radiator. Stairs up to first floor. Doors to lounge and dining room.

Lounge 13'4 into bay x 11'7

Double glazed window to front. Radiator. Gas fire.

Dining Room 12'1 x 11'3

Double glazed window to rear. Radiator. Gas fire. Door to kitchen.

Kitchen 13'4 x 10'0

Fitted out with a range of wall and base units with work surface over. Space for cooker, washing machine and fridge freezer. Single bowl sink and drainer with splash back tiling around. Floor standing boiler. Water tank. Understairs cupboard. Gas meter and electric consumer box. Double glazed window to side. Door to rear lobby.

Rear Lobby

Cupboard. Door to WC and rear garden.

WC

Frosted double glazed window to rear.

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FIRST FLOOR

Landing. Storage cupboard. Loft access. Doors to all rooms.

Bedroom 1 15'1 x 11'3

2 x double glazed windows to front. Radiator. Built in wardrobes.

Bedroom 2 11'3 x 9'4

Double glazed window to rear. Radiator.

Bedroom 3 10'2 x 10'1

Double glazed window to rear. Radiator.

Bathroom 7'0 x 5'8

Panelled bath with tiling around and shower attachment over. Low level WC. Hand wash basin. Radiator. Frosted double glazed window to side.

Outside

Front - Paved area leading to front door.

Rear Garden - Patio area. Borders. Tap.

EPC - To be confirmed.

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

Viewing

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Strictly by arrangement with the agents, Tersons 01304 246111
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