



tersons



**Freehold**

**£145,000**

18 Eaton Road  
Dover  
Kent  
CT17 9PB

**CHAIN FREE!!! IDEAL FIRST TIME BUY OR INVESTMENT!!** To the ground floor a lounge/dining room & kitchen. To the first floor is a bathroom and three bedrooms. The property benefits from some double glazing and gas central heating. To the outside a rear garden. Some updating required.

#### **Local Information**

Located 0.8 from the centre of Dover.

Nearest primary school:  
Vale View Community School  
0.1 miles

Nearest secondary school:  
Astor College for the Arts  
0.2 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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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/diner and kitchen. To the first floor is a bathroom and three bedrooms. The property further benefits from partial double glazing and gas central heating.

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

Double glazed front door opening to Entrance Hallway

#### Entrance Hallway

Radiator. Wall mounted electric consumer box and meter. Door to lounge/Diner. Stairs to first floor.

#### Lounge/Diner 25'2 into Bay x 10'9

Bay window to front. Window to rear. Radiator x 2. 2 x fireplaces. Understairs cupboard. Door to kitchen.

#### Kitchen 12'8 x 8'4

Fitted out with a range of worktop base and wall units. Space for cooker, fridge/freezer, washing machine and dishwasher. Single bowl sink. Cupboard with wall mounted boiler. Radiator. Window to rear and side. Door to side.

### FIRST FLOOR

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

#### Bedroom 1 14'3 x 10'8

2 double glazed windows to front. Radiator. Alcove cupboard.

#### Bedroom 2 11'9 x 9'2

Double glazed window to rear. Cupboard. Radiator.

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Bedroom 3 8'5 x 6'4

Double glazed window to rear. Radiator.

Bathroom

Panelled bath with splash back tiling around with separate shower. Low level WC and wash basin. Frosted window to side. Radiator.

OUTSIDE

Rear garden - Laid to lawn. Shed. Patio area.

EPC - D (59)

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

[www.tersons.com](http://www.tersons.com)

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