



Freehold

£189,995

6 Springfield Road
Dover
Kent
CT16 2PE

CHAIN FREE!!!! A Spacious 4 Bedroom House Set Close to Town!!! Spread over three floors, with 4 bedrooms, newly fitted bathroom, lounge, kitchen/diner and utility room. Further benefits include double glazing, gch and rear garden.

Local Information

Located 0.9 from the centre of Dover.

Nearest primary school:
Shatterlocks Infant School
0.1 miles

Nearest secondary school:
St Edmund's Catholic School
0.4 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 a popular residential area of Dover and only a short walking distance to a good range of primary and secondary schools, including the Dover Girls and Boys' Grammar Schools. Dover town, with all its amenities, is also close by. If you need to commute then Dover Priory main-line railway station, with its fast links to London St Pancras in just over an hour is nearby and there are also good access routes to the A20/M20 and A2/M2.

This 3 storey house makes an ideal family home. With 4 bedrooms, kitchen/diner, lounge, newly fitted bathroom and utility room. Further benefits include double glazing, gas central heating and rear 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

Front door opening to Entrance Hall

Entrance Hall

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

Kitchen/Diner 11'2 x 10'11

Fitted out with a range of worktop base and wall units. Space for fridge/freezer. Integrated oven, gas hob with extractor hood over. 1 ½ bowl sink with splash back tiling around. Double glazed window to rear. Radiator. Under stairs storage cupboard. Arch leading to Lounge and door to Utility Room.

Lounge 13' Into Bay x 10'9

Double glazed bay window to front. Wall mounted fire and surround.

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Utility Room 6'3 x 4'11

Space for washing machine and tumble dryer. Wall mounted boiler. Window to rear and door to rear garden.

FIRST FLOOR

Bedroom 1 13'9 x 13'3 into Bay

Double glazed bay window to front. Radiator. Alcove cupboard.

Bedroom 3 10'11 x 8'8

Double glazed window to rear. Radiator.

Bathroom

Newly fitted bathroom suite with bath with shower attachment. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

SECOND FLOOR

Landing with loft access. Doors to Bedrooms.

Bedroom 2 13'9 x 11'

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

Bedroom 4 11' x 8'8

Double glazed window to rear with Castle views. Radiator. Alcove cupboard.

OUTSIDE

Rear garden laid to patio area. Gate to rear and side access.

Energy Performance Certificate - D (66)

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
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Viewing
Strictly by arrangement with the agents, Tersons 01304 246111
www.tersons.com

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