



**Freehold**

**£230,000**

6 Elysium Park Close  
Whitfield  
Dover  
Kent  
CT16 2FJ

SET IN THE POPULAR AND SMALL DEVELOPMENT OF ELYSIUM PARK CLOSE ON THE EDGE OF WHITFIELD IS THIS WELL PRESENTED 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE. This well presented house makes an ideal family home and an early viewing is highly recommended.

#### **Local Information**

Located 0.9 from the centre of Whitfield.

Nearest primary school:  
Green Park Primary School  
0.1 miles

Nearest secondary school:  
Dover Christ Church Academy  
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

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This property is located on the edge of Whitfield, which boasts local shops, primary school, take away restaurants and public house. It is ideally located for the A2/M2 for Canterbury and London and also the A256 for Sandwich/Thanet. Dover town centre is approximately 2-3 miles away and also close by is Dover Port with its regular ferry crossings to France and the railway station at Kearsney. The main line railway station at Dover Priory with the fast link train to London St Pancras in 1 hour 10 minutes is only a short drive away. Within the area are a good range of primary schools and secondary schools including the Dover Boys and Girls Grammar Schools.

Built by local firm Pentland Homes in 2014 this 2 double bedroom semi-detached house makes an ideal family home. In good condition throughout. The property comes with the balance of the NHBC certificate with approx 7 years remaining.

This 2 double bedroom semi-detached house makes an ideal family home. In immaculate condition throughout, on the ground floor is a lounge to the rear, modern kitchen/breakfast room and WC. On the first floor are two double bedrooms and family bathroom. To the outside is a family friendly rear garden and off road parking for two cars to the front.

An early viewing is highly recommended on this property.

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

### GROUND FLOOR

Front door opening to Entrance Hall

#### Entrance Hall

Radiator. Tiled flooring. Under stairs cupboard. Doors to Kitchen and Lounge. Stairs to first floor.

#### Kitchen/Breakfast Room

11'10 x 9' (3.61m x 2.74m)

Fitted out with a modern range of worktop base and wall units. Integrated appliances to include, washing machine, dishwasher, fridge/freezer, oven, gas hob with extractor hood over. Cupboard containing boiler. 1 ½ bowl sink with splash back tiling. Double glazed window to front.

#### Lounge

13'10 x 13'5 (4.22m x 4.09m)

Radiator x 2. Double glazed window to rear. Double glazed patio doors opening to rear garden.

#### WC

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Low level WC. Wash basin with cupboard under. Radiator. Frosted double glazed window to side. Tiled flooring.

## FIRST FLOOR

### Landing

Loft access with pull down ladder. Loft is partly boarded for storage with light. Airing cupboard. Radiator. Doors to Bedrooms and Bathroom.

### Bedroom 1

13'10 Narrowing to 9'9 x 11'6 (4.22m Narrowing to 2.97m x 3.51m)  
2 x double glazed windows to front. Radiator.

### Bedroom 2

13'10 x 8'9 (4.22m x 2.67m)  
2 x Double glazed windows to rear. Radiator. Wardrobes to one wall.

### Bathroom

Panelled bath with shower attachment over and splash back tiling. Low level WC and wash basin with cupboard under. Separate shower cubicle. Vertical chrome radiator. Frosted double glazed window to side.

## OUTSIDE

Front Garden - Laid to lawn with path leading to front door. Blocked paved driveway for off road parking for two cars. Gate leading to rear garden.

Rear Garden - Patio area with lawn. Shed.

The vendor has advised that they have to pay an annual fee of approximately £177 for estate management fees. The above information should be checked by your legal representative before proceeding.

Energy Performance Certificate - B (83)

Council Tax Band - C

### Viewing

Strictly by arrangement with the agents, Tersons 01304 246111  
[www.tersons.com](http://www.tersons.com)

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