



THIS THREE BEDROOM TERRACED HOUSE WILL MAKE AN IDEAL FAMILY HOME OR BUY TO LET INVESTMENT. Spread over two floors, on the ground floor is a lounge/diner and kitchen/breakfast room. On the first floor are three bedrooms and bathroom. Further benefits include double glazing, gas central heating, useful cellar and rear garden.

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

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. The St James retail development in town offers a cinema, restaurants and shops including Next and M&S. 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 close by. There are good access routes to the A20/M20.

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

GROUND FLOOR

Front door opening to entrance porch with further door to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Doors to lounge/diner, kitchen/breakfast room and cellar.

Lounge/Diner

25' x 10'6 narrowing to 8'7 (7.62m x 3.20m narrowing to 2.62m)

Double glazed bay window to front and double glazed window to rear. Radiator. Wall mounted gas fire.

Kitchen/Breakfast Room

15'8 x 8'8 (4.78m x 2.64m)

Fitted with a range of worktop base and wall units. Space for cooker, fridge/freezer, washing machine and dishwasher. Double glazed window to side and double glazed sliding doors opening to garden. Radiator.

Cellar

Stairs down to cellar. Useful storage space. Wall mounted gas and electric meters.

FIRST FLOOR

Landing

Loft access. Storage cupboard. Doors to bedrooms and bathroom.

Bedroom 1

14' x 11'1 (4.27m x 3.38m)

2 x double glazed windows to front. Radiator. Feature fire place.

Bedroom 2

11'3 x 8'9 (3.43m x 2.67m)

Double glazed window to rear. Radiator.

Bedroom 3

9' x 7'5 (2.74m x 2.26m)

Double glazed window to rear. Radiator.

Bathroom

8' x 5'5 (2.44m x 1.65m)

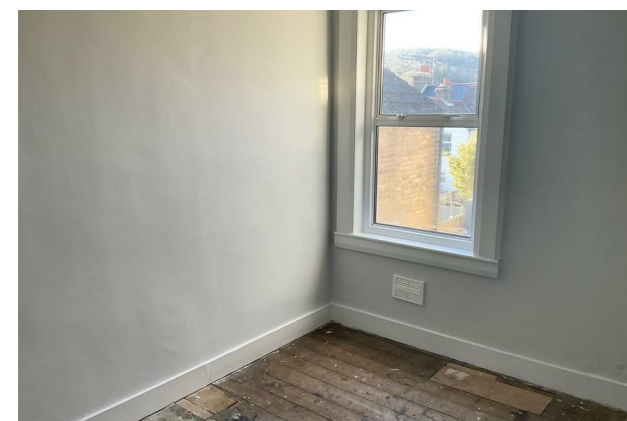
Panelled bath with shower attachment and tiling around. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

OUTSIDE

Rear garden - Patio area and lawn.

Energy Rating - D (67)

Council Tax - Band B



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



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