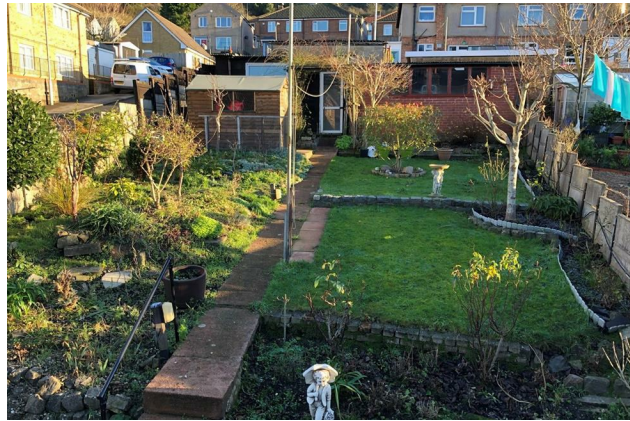




the voice of experience



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£225,000

2 Manor Road , Dover CT17 9LH

- 2 DOUBLE BEDROOMS
- DOUBLE LENGTH GARAGE/WORKSHOP
- END OF TERRACE
- REAR GARDEN
- LOUNGE & DINING ROOM
- ENERGY RATING - D (64)

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.

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.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call 01304 246111



LOOKING FOR A HOUSE WITH A LARGE DOUBLE LENGTH GARAGE AND TWO DOUBLE BEDROOMS? THIS COULD BE THE ONE FOR YOU!! This end of terrace house offers on the ground floor a lounge, dining room, kitchen and WC. On the first floor are two double bedrooms and shower room. The house is in good order throughout and also benefits from double glazing and gas central heating.

To the outside is a rear garden and a good size double length garage which is an ideal storage area or workshop.

An early viewing is highly recommended.

This property is ideally situated for walking to the town centre, seafront and the railway station at Priory. Within the town centre are a host of local shops and eateries along with the newly opened St James shopping area. From Dover Priory you can catch the fast-link train to London St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2 & M20. There are a good range of local primary and secondary schools in the town, including the Dover boys and girls grammar schools.

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

GROUND FLOOR

Double glazed front door opening to entrance lobby

Entrance Lobby

18'3 x 3'6 (5.56m x 1.07m)

Door to rear garden access. Door to entrance hall. Door to WC.

WC

WC. Hand basin.

Entrance Hall

Radiator. Double glazed window to front. Stairs to first floor. Under stairs storage area. Wall mounted electric box. Scale reducer.

Open to dining room.

Dining Room

11'1 x 10'1 (3.38m x 3.07m)

Radiator. Double glazed sliding patio doors to rear garden. Arch to kitchen and lounge.

Lounge

13'3 max x 10'1 (4.04m max x 3.07m)

Double glazed bay window to front. Radiator x 2.

Kitchen

8'9 x 7'7 (2.67m x 2.31m)

Fitted with a range of worktop base and wall units. Integrated double oven and 5 burner gas hob. Space for fridge/freezer. Single bowl sink. Double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to side. Radiator. Loft access with pull down ladder. The loft is half boarded so

ideal for storage.

Doors to bedrooms and shower room.

Bedroom 1

15'7 max narrowing to 13'4 x 10'7 (4.75m max narrowing to 4.06m x 3.23m)

Double glazed window to front. Radiator.

Bedroom 2

11' x 10'2 (3.35m x 3.10m)

Double glazed window to rear overlooking the rear garden. Radiator. Wall mounted storage cupboards.

Shower Room

8' x 7'9 (2.44m x 2.36m)

Large shower cubicle. Low level WC and wash basin. Frosted double glazed window to rear. Radiator. Wall mounted boiler. Space for washing machine and tumble dryer.

OUTSIDE

Rear garden - lower patio area with steps leading to

lawn area with plant borders to side. Further patio area. Shed 7'6 x 5'8 with power and light. Door to double length garage.

Garage - 31'5 x 10'7 With up and over door. Ample storage space or ideal as a workshop. Power and light.

There is a tap located near the lower patio area.

To comply with the Estate Agents Act 1978 we advise you that the vendor of the above property is a connected relative of a member of the Tersons Estate Agency staff.

Energy Rating - D (64)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

