



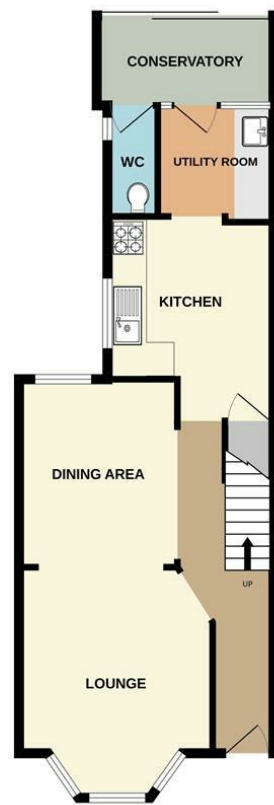
the voice of experience



GROUND FLOOR

1ST FLOOR

2ND FLOOR



the voice of experience

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9 Alfred Road , Dover CT16 2AB

- STUNNING THREE BEDROOM HOUSE
- RECENTLY UPDATED MODERN KITCHEN AND BATHROOM
- CHAIN FREE
- EXCELLENT ORDER THROUGHOUT
- MUST BE VIEWED
- ENERGY RATING - D (58)



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



To arrange a viewing please call 01304 246111



THIS FABULOUS AND RECENTLY UPDATED TERRACED HOUSE MUST BE AT THE TOP OF YOUR VIEWING LIST. The property offers on the ground floor a open lounge/diner, modern kitchen, utility room, conservatory and WC. Over the top two floors are three bedrooms and a modern shower room. The property benefits from double glazing, gas central heating, useful cellar room and a sunny aspect rear garden.

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

This property is situated in a popular no through road and just a short walk away from a good selection of primary and secondary schools, including both Boys and Girls Grammar. Within the local area is a good range of shops including Morrisons and Asda and Dover town is also nearby. There are excellent access routes to the A2/M2 and the A20/M20 and for anyone needing to commute by train then Dover Priory, with its fast links to London St Pancras in just 1 hour 5 minutes, is only a short drive away. With St James's development close by with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.

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

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Radiator. Wooden flooring. Stairs to first floor and open to lounge/diner.

Lounge/Diner

24'6 into bay x 12'2 narrowing to 11'3 (7.47m into bay x 3.71m narrowing to 3.43m) Double glazed bay window to front and double glazed window to rear. Radiator x 2. Wooden flooring. Step down and open to kitchen.

Kitchen

11'2 x 9'6 (3.40m x 2.90m) Fitted with a newly installed kitchen to include a range of worktop base and wall units. 1 1/2 bowl ceramic sink. Space for cooker, dishwasher and fridge/freezer. Radiator. Double glazed window to side. Door down to useful cellar. Tiled floor. Opening to utility room.

Utility Room

6'8 x 6'3 (2.03m x 1.91m) Single bowl sink. A range of worktop base and wall units. Space for washing machine and tumble dryer. Door to conservatory. Tiled floor.

Conservatory

10'3 x 5'2 (3.12m x 1.57m) Double glazed sliding patio doors opening to garden. Tiled floor. Door to WC.

WC

Low level WC. Frosted double glazed window to side.

FIRST FLOOR

Landing

Double glazed window to front. Storage cupboard. Useful under stairs area. Stairs to top floor. Doors to bedrooms 1, 2 and shower room.

Bedroom 1

10'9 x 9'5 (3.28m x 2.87m) 2 x double glazed windows to front. Radiator.

Bedroom 2

10'8 x 9'4 (3.25m x 2.84m) Double glazed window to rear. Radiator.

Shower Room

9'7 x 8'9 (2.92m x 2.67m) Recently updated shower room to include spacious shower cubicle, low level WC and washbasin with cupboards under. Vertical radiator. Frosted double glazed window to rear. Airing cupboard with recently updated boiler.

TOP FLOOR



Landing

Two storage spaces. Door to bedroom 3.

Bedroom 3

12' x 10'3 (3.66m x 3.12m) Double glazed window to rear. Built in storage cupboards.

Cellar

Useful storage space. Wall mounted gas and electric meters.

OUTSIDE

Rear garden - Patio areas and lawn.

Energy Rating - D (58)

Council Tax - Band C

Viewing

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

