



the voice of experience



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- IDEAL FIRST TIME BUY OR INVESTMENT
- THREE BEDROOM HOUSE
- CHAIN FREE
- REAR GARDEN
- DOUBLE GLAZING & GCH
- ENERGY RATING - C (70)



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



To arrange a viewing please call 01304 246111



THIS THREE BEDROOM PROPERTY WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT. Laid over two floors, on the ground floor is a spacious lounge/diner, kitchen and bathroom. On the first floor are three bedrooms. Further benefits include double glazing, gas central heating and rear garden.

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

This property is situated in a popular residential area within close proximity of local shops and amenities. The town centre is a short walk away, and buses pass regularly on the nearby London Road. Within the area is a good range of primary and secondary schools including the Girl's and Boy's Grammar. There are excellent access routes to the A2/M2 to Canterbury and the M20 via the Alkham Valley. Dover Priory train station with its fast link train to London St Pancras in 1 hour 5 minutes is only a short drive away.

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

Steps leading up to front door.

GROUND FLOOR

Double glazed door opening lounge/diner.

Lounge/Diner

20'4 x 11'9 (6.20m x 3.58m)

Double glazed window to front. Radiators x 2. Cupboard containing electric meter and consumer board. Stairs to first floor. Step to kitchen.

Kitchen

12'1 x 8' (3.68m x 2.44m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Door to bathroom. Double glazed window and door leading to rear garden.

Bathroom

6'5 x 5'3 (1.96m x 1.60m)

Panelled bath with shower attachment over. Low level WC and wash basin with cupboard under. Radiator. 2 x double glazed windows to side.

FIRST FLOOR

Landing

Doors to bedrooms.

Bedroom 1

11'4 x 9' (3.45m x 2.74m)

Double glazed window to front. Radiator. Small recess area with hanging space for clothes. Loft access.

Bedroom 2

8'8 x 8'2 (2.64m x 2.49m)

Double glazed window to rear. Radiator.

Bedroom 3

8'5 x 6' (2.57m x 1.83m)

Double glazed window to rear. Radiator. Cupboard housing the boiler.

OUTSIDE

Rear garden - steps leading to shingle patio area. Further steps to storage shed and patio.

Energy Rating - C (70)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons

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