



the voice of experience



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28 Kitchener Road , Dover CT17 9PD

- IDEAL FIRST TIME BUY
- GOOD ORDER THROUGHOUT
- THREE BEDROOMS
- LOUNGE/DINER
- REAR GARDEN
- ENERGY RATING - C (72)



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



To arrange a viewing please call 01304 246111



THIS WELL MAINTAINED THREE BEDROOM TERRACED HOUSE WILL MAKE AN IDEAL FIRST TIME BUY. Set in the popular Elms Vale area, this property is spread over two floors. On the ground floor is a through lounge/diner, spacious bathroom and kitchen. On the first floor and three bedrooms. Further benefits include double glazing and gas central heating.

To the outside is a rear garden and useful store.

An early viewing is highly recommended.

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. 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 closeby. There are good access routes to the A20/M20.

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

GROUND FLOOR

Double glazed front door opening to entrance hall.

Entrance Hall

Glazed door to lounge/diner.

Lounge/Diner

23'4 x 11'1 max (7.11m x 3.38m max)

Double glazed bay window to front. Radiator x 2. Feature electric fire and surround. Under stairs storage cupboard with gas and electric meters. Stairs to first floor. Arch to bathroom and kitchen.

Bathroom

9'3 x 8'10 (2.82m x 2.69m)

Fitted with panelled bath and separate shower cubicle. Low level WC and wash basin. Vertical radiator.

Kitchen

11'6 x 9'8 (3.51m x 2.95m)

Fitted with a range of worktop base and wall units. With integrated dishwasher, oven and hob with extractor over. Space for washing machine and fridge/freezer. Double glazed window to rear and double glazed door to garden. Radiator.

FIRST FLOOR

Landing

Storage cupboard. Loft access with pull down ladder. Loft is partly boarded for storage and has a light. Doors to bedrooms.

Bedroom 1

13'7 x 10'3 (4.14m x 3.12m)

2 x double glazed windows to front. 2 x radiators. Wardrobes to one wall with mirrored sliding doors.

Bedroom 2

10'4 x 8'6 (3.15m x 2.59m)

Double glazed window to rear. Radiator.

Bedroom 3

9'2 x 8' (2.79m x 2.44m)

Double glazed window to rear. Radiator.

OUTSIDE

Rear garden - Patio area. Tap. Shingle area with various plants and shrubs.

Rear Store - 12'6 x 8'7 with power and light.

Energy Rating - C (72)

Floorplan to follow.

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons

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