



*the voice of experience*



32 Belgrave Road , Dover CT17 9QZ

- IDEAL FIRST TIME BUY OR INVESTMENT
- TWO BEDROOMS
- CHAIN FREE
- REAR GARDEN
- MUST BE VIEWED
- ENERGY RATING - C (70)

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

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

The property is situated in a popular residential 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 open to entrance hall.

#### Entrance Hall

Radiator. Stairs to first floor. Door to lounge/diner.

#### Lounge/Diner

24'9 x 10'7 (7.54m x 3.23m)

Double glazed bay window to front and double glazed window to rear. Radiator x 2. Feature bricked exposed fireplace. Under stairs storage cupboard. Step down to kitchen.

#### Kitchen

11'8 x 7'5 (3.56m x 2.26m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Double glazed window to side and rear. Radiator. Door to garden.

#### FIRST FLOOR

#### Landing

Loft access. Doors to bedrooms and bathroom.

#### Bedroom 1

13'8 x 10'5 (4.17m x 3.18m)

2 x double glazed windows to front with castle views. Radiator.

#### Bedroom 2

11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to rear. Radiator.

#### Bathroom

11'8 x 7'4 (3.56m x 2.24m)

Fitted with panelled bath with shower attachment over. Low level WC and wash basin. Radiator. Wall mounted boiler. Frosted double glazed window to rear.

#### Garden

Rear garden - Patio area. Lawn.

Energy Rating - C (70)

Council Tax - Band B

#### Viewing

Strictly by arrangement with the agents, Tersons

01304 246111

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#### NOTE

Please note that should an investor wish to buy the



property with the current tenant in situ, then this is possible. Please speak to Tersons.



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