



the voice of experience



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024

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.



£220,000

80 Christchurch Way, Dover CT16 2RG

- IDEAL FIRST TIME BUY
- CHAIN FREE
- TWO BEDROOM TERRACED HOUSE
- ALLOCATED PARKING SPACE
- REAR GARDEN
- ENERGY RATING - C (70)



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



To arrange a viewing please call 01304 246111



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

To the outside is front & rear gardens and an allocated parking space.

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

Set in a popular residential area just a short drive away from Dover town and Dover Priory main line railway station with its fast links to London in just over 1 hour 5 minutes. There are a selection of both primary and secondary schools, including the Boys & Girls Grammar Schools near by. At the top of the hill is Tesco, White Cliff Vets and the recently opened Pets At Home, B&M superstore and B&Q. There are good access routes to the A2/M2 for Canterbury and London.

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

GROUND FLOOR

Front door opening to entrance hall.

Entrance Hall

Radiator. Wall mounted electric consumer box. Stairs to first floor. Door to lounge/diner.

Lounge/Diner

21'1" x 11'5" max (6.43m x 3.48m max)

Double glazed window to front and double glazed patio doors opening to rear garden. Radiator x 2. Open to kitchen.

Kitchen

8'9" x 6'5" (2.67m x 1.96m)

Fitted with a range of worktop base and wall units. Space for cooker, fridge/freezer and washing machine. Wall mounted boiler. Double glazed window to rear.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1

11'5" x 9'7" (3.48m x 2.92m)

Double glazed window to front. Radiator. Built in wardrobe.

Bedroom 2

11'3" x 8'2" (3.43m x 2.49m)

Double glazed window to rear. Radiator.

Bathroom

6'4" x 6'1" (1.93m x 1.85m)

Panelled bath with shower attachment over. Low

level WC and wash basin. Radiator. Frosted double glazed window to rear.

OUTSIDE

Front - Laid to lawn and path to front door. Storage cupboard with gas and electric meters.

Rear garden - Patio area. Laid to lawn.

Allocated parking space.

Energy Rating - C (70)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons
01304 246111

www.tersons.com



www.tersons.com



www.tersons.com