



the voice of experience



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23 Old Park Road , Dover CT16 2AQ

- **THREE BEDROOM TERRACE HOUSE**
- **CHAIN FREE**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **POPULAR LOCATION**
- **ENERGY RATING - D (66)**



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



To arrange a viewing please call **01304 246111**



THIS THREE BEDROOM TERRACE HOUSE WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. Spread over two floors, on the ground floor is a lounge/diner, kitchen/breakfast room and shower room. On the first floor are three bedrooms. The property benefits from double glazing and gas central heating.

To the outside is a rear courtyard garden laid to patio.

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

This property is situated in a popular residential area in Dover, 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 10 minutes, is only a short drive away. Just recently the St James's development has opened 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 door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor, Wall mounted cupboard containing the electric meter and consumer board. Door to lounge/diner.

Lounge/Diner

24'6 into bay x 11' at max (7.47m into bay x 3.35m at max)

Double glazed bay window to front. Radiator x 2. Under stairs storage cupboard. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

12'5 x 23'3 narrowing to 9'5 (3.78m x 7.09m narrowing to 2.87m)

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

Lobby

Wall mounted boiler. Storage cupboard. Door to shower room.

Shower Room

7'7 x 7'6 (2.31m x 2.29m)

Large shower cubicle, low level WC and wash basin with cupboards under. Radiator. Fully tiled walls. Frosted double glazed window to rear.

FIRST FLOOR

Landing

Loft access. Storage cupboard. Doors to bedrooms.

Bedroom 1

13'3 x 10'9 (4.04m x 3.28m)

2 x double glazed windows to front. Radiator.

Bedroom 2

11'4 x 8'1 (3.45m x 2.46m)

Double glazed window to rear. Radiator.

Bedroom 3

9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to rear. Radiator.

OUTSIDE



Rear courtyard garden laid to patio, with covered area to rear. Tap.

Floorplan to follow.

Energy Rating - D (66)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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