



the voice of experience



GROUND FLOOR

1ST FLOOR



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£217,500

25 Malmaison Road , Dover CT17 9JD

- **THREE BEDROOM TERRACE HOUSE**
- **IDEAL FIRST TIME BUY**
- **CHAIN FREE**
- **REAR GARDEN**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **ENERGY RATING - D (66)**



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



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



THIS TERRACED PROPERTY WILL MAKE AN IDEAL FIRST TIME BUY. Spread over two floors, on the ground floor is a lounge/diner and kitchen. On the first floor are three 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 the popular Maxton 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. Close by is the St James retail development 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 opening to entrance hall.

Entrance Hall

Radiator. Cupboard containing electric meter and

consumer box. Stairs to first floor. Doors to lounge/diner.

Lounge/Diner

24'3 into bay x 10'9 max (7.39m into bay x 3.28m max)

Double glazed bay window to front and double glazed window to rear. Radiator x 2. Wall mounted gas fire (not checked). Door to kitchen.

Kitchen

11'7 x 9' (3.53m x 2.74m)

Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Under stairs cupboard with gas meter. Double glazed window to side and rear. Double glazed door to garden.

FIRST FLOOR

Landing

Loft access. Doors to bedrooms and bathroom.

Bedroom 1

14'10 x 10'4 (4.52m x 3.15m)

2 x double glazed windows to front. Radiator. Built in wardrobes and draws.

Bedroom 2

11'3 x 9' (3.43m x 2.74m)

Double glazed window to rear. Radiator. Wash basin with cupboard under. Alcove cupboard with boiler.

Bedroom 3

9'1 x 5'4 (2.77m x 1.63m)

Double glazed window to rear with castle views. Radiator.

Bathroom

6'2 x 6' (1.88m x 1.83m)

Panelled bath with separate shower over. Low level WC and wash basin. Radiator. Frosted double glazed window to side.

OUTSIDE

Rear garden - Patio area. Lawn with borders to side. Rear patio area and summerhouse.

Energy Rating - D (66)

Council Tax - Band B

Floorplan to follow.

Viewing

Strictly by arrangement with the agents, Tersons

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