



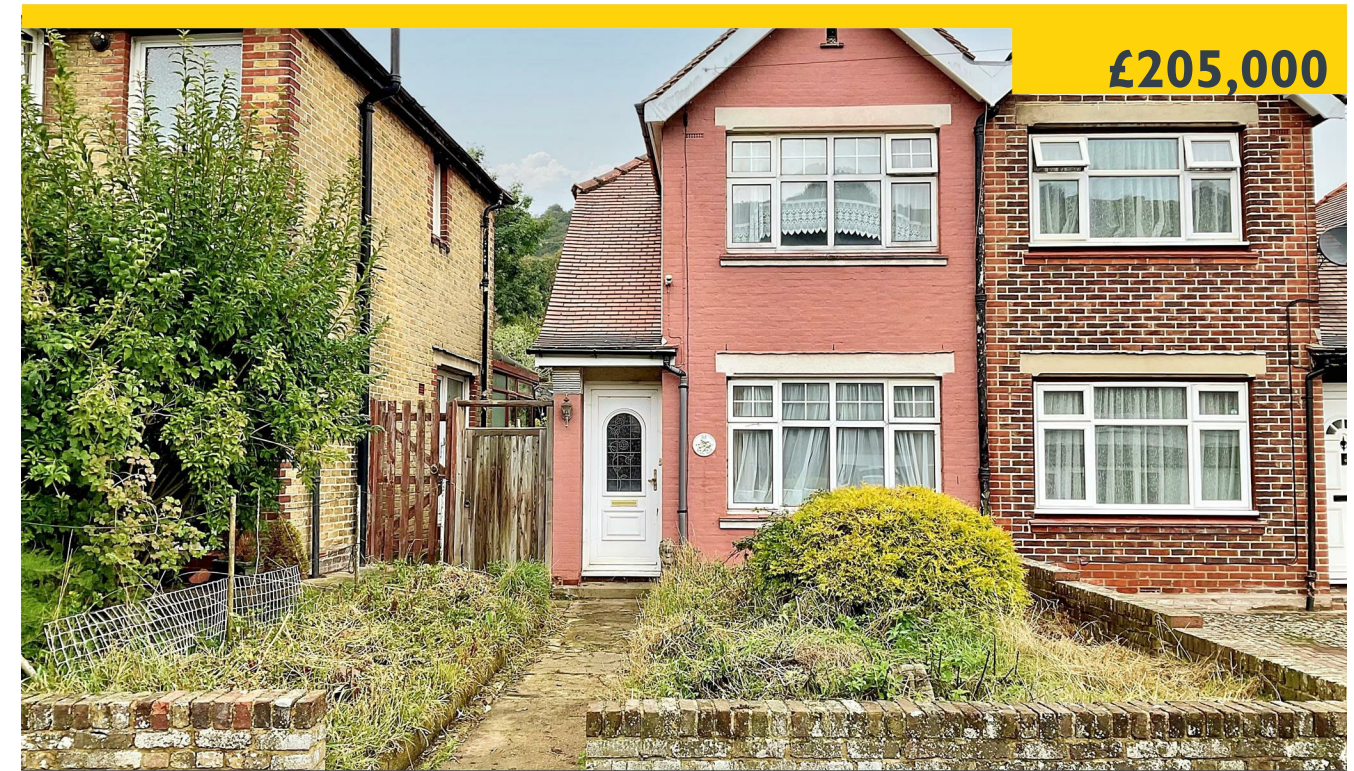
the voice of experience



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111 Manor Road , Dover CT17 9JZ

- SEMI-DETACHED HOME
- 3 BEDROOMS
- SOME UPDATING REQUIRED
- CHAIN FREE
- REAR GARDEN
- ENERGY RATING - E (48)



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



To arrange a viewing please call 01304 246111



THIS SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME. Spread over two floors the property comprises of a lounge/diner, kitchen and bathroom on the ground floor. On the first floor are three bedrooms. The property requires internal updating but does benefit from double glazing and gas central heating. To the outside there are front and rear gardens. There is the possibility of adding off road parking to the front subject to obtaining the necessary planning consents.

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

This property is ideally situated for walking to the town centre, seafront and the railway station at Priory. Within the town centre are a host of local shops and St James shopping area. From Dover Priory you can catch the fast-link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A2 & M20. There are a good range of local primary and secondary schools in the town, including the Dover boys and girls grammar schools.

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

GROUND FLOOR

Double glazed door into Entrance Hall.

Entrance Hall

Stairs to First Floor. Frosted double glazed window to side. Radiator. Door to Lounge/Diner.

Lounge/Diner

23'0" x 12'8" narrowing to 8'9" (7.01m x 3.86m narrowing to 2.67m)

Double glazed window to front. Frosted double glazed window to side. Three radiators. Gas fire with back boiler. Under stairs cupboard housing electric meter. Alcove cupboard with water cylinder. Doors to Kitchen and out to the garden.

Kitchen

7'2" x 6'3" (2.18 x 1.91)

Wall and base units with work surface over. I bowl sink and drainer. Space for washing machine, fridge and cooker. Door to Bathroom. Double glazed window to side. Double glazed door to side leading to rear garden.

Bathroom

6'2" x 5'4" (1.88m x 1.63m)

Panelled bath with shower attachment over, low level W.C and wash hand basin. Tiling to surrounds. Frosted double glazed window to rear. Vertical radiator.

FIRST FLOOR

Landing. Frosted double glazed window to side. Doors to Bedrooms.

Bedroom 1

11'7" x 10'11" (3.53m x 3.33m)

Double glazed window to front. Radiator.

Bedroom 2

11'0" x 7'11" (3.35 x 2.41)

Double glazed window to rear. Radiator.

Bedroom 3

8'2" x 5'7" (2.49 x 1.70)

Double glazed window to rear. Radiator. Loft access.

OUTSIDE

Front Garden - Path to front door with plants and shrubs to side. Potential for off road parking subject to obtaining the necessary planning consents. Side gate to rear garden.

Rear Garden - Concrete patio area. Shed. Steps to footpath to further rear garden area.



EPC rating E (48).

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons
01304 246111

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