



the voice of experience



£290,000

28 Queens Avenue, Elms Vale, Dover CT17 9PU

GROUND FLOOR

1ST FLOOR



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THIS SEMI-DETACHED HOUSE WILL MAKE AN IDEAL FAMILY HOME SET IN THE POPULAR ELMS VALE AREA. Spread over two floors, on the ground floor is the lounge and kitchen. On the first floor are three bedrooms, bathroom and separate WC. Further benefits include double glazing and gas central heating.

To the outside there are front and good size terraced rear gardens and a useful garage.

An early viewing is highly recommended.

- **IDEAL FAMILY HOME**
- **THREE BEDROOMS SEMI-DETACHED HOUSE**
- **FRONT & REAR GARDENS**
- **DOUBEL GLAZING & GAS CENTRAL HEATING**
- **GARAGE**
- **ENERGY RATING - D (58)**



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



To arrange a viewing please call 01304 246111



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The property is situated in the popular Elms Vale 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. 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 whinless down trustland perfect for young families and dog walkers close by. There are good access routes to the A20/M20. With St James's development close by 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 front door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Doors to lounge & kitchen.

Lounge

20'1 into bay x 10'9 (6.12m into bay x 3.28m)

Double glazed bay window to front. Radiator. Wall mounted fire.

Kitchen

15'8 max x 6'5 (4.78m max x 1.96m)

Fitted with a range of worktop base and wall units. Ceramic sink. Space for fridge/freezer, washing machine and cooker with extractor over. Radiator. Larder cupboard. Double glazed window to side and door opening to garden access.

FIRST FLOOR

Landing

Doors to all rooms. Loft access with pull down ladder. Loft is insulated and partly boarded for storage. Power and light.

Bedroom 1

12'1 x 11' (3.68m x 3.35m)

Double glazed window to front. Radiator. Storage cupboard.

Bedroom 2

11'1 max x 11'1 (3.38m max x 3.38m)

Double glazed window to rear. Radiator.

Bedroom 3

9'6 x 8'4 (2.90m x 2.54m)

Double glazed window to rear. Radiator.

Bathroom

9'8 x 6'6 (2.95m x 1.98m)

Roll top bath and separate large shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to front.

Separate WC

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

OUTSIDE

Front garden - steps leading to front door. With gate opening to side area. Lawn.

Side garden - Laid to patio. Tap. Brick storage cupboard.

Rear garden - Terraced garden with lawn and borders to side. Top patio area with hillside views.

Under the property and accessed from the rear of the house is a useful storage area with limited head height. The boiler is located here.

Garage - 26'6 x 9'8 Up and over door. Working pit.

Energy Rating - D (58)

Council Tax - Band C

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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