



## Property Details



*the voice of experience*



**£215,000**

**27 Brookfield Road , Dover CT16 2AU**

- **TWO DOUBLE BEDROOM TERRACED HOUSE**
- **CHAIN FREE**
- **APPROX 80Ft REAR GARDEN**
- **POTENTIAL FOR OFF ROAD PARKING TO REAR**
- **LOUNGE & KITCHEN/DINER**
- **ENERGY RATING - TBC**

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



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

To the outside is an approximate 80 ft rear garden with potential for off road parking.

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, 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 5 minutes, is only a short drive away. The St James's development in the town offers 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. Door to WC and glazed panel door to entrance hall.

### WC

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

### Entrance Hall

Stairs to first floor. Radiator. Double glazed door to rear garden. Storage cupboard and under stairs cupboard.

### Lounge

12'1 x 10'7 (3.68m x 3.23m)  
Double glazed window to rear. Radiator. Wall mounted gas fire. Two alcove cupboards.

### Kitchen/Diner

12'5 x 10' (3.78m x 3.05m)  
Fitted with a range of worktop base and wall units. Space for cooker, washing machine and fridge/freezer. Wall mounted boiler. Radiator. Double glazed window to front.

### FIRST FLOOR

### Landing

Double glazed window to rear. Radiator. Airing cupboard with radiator. Loft access with pull

down ladder and partly boarded for storage. Doors to bedrooms and bathroom.

### Bedroom 1

13'2 x 9'9 (4.01m x 2.97m)  
Double glazed window to rear. Radiator.

### Bedroom 2

10'9 x 10'4 (3.28m x 3.15m)  
Double glazed window to front. Radiator.

### Bathroom

7'9 x 7'9 (2.36m x 2.36m)  
Panelled bath with shower attachment and further separate shower over. Low level WC and wash basin. Frosted double glazed window to front. Radiator.

### OUTSIDE

Front - Shared path leading to front door. Lawn to front.



Rear garden - Approximately 80ft rear garden. With lawn and patio area. Storage shed and greenhouse. To the rear of the garden is a vegetable plot and gate for rear access. There is potential for off road parking to the rear, similar to the adjacent neighbours. You will need to apply to the council to add the parking area.

Energy Rating - TBC

Council Tax - Band A

Floorplan to follow

Viewing  
Strictly by arrangement with the agents, Tersons  
01304 246111  
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