



the voice of experience

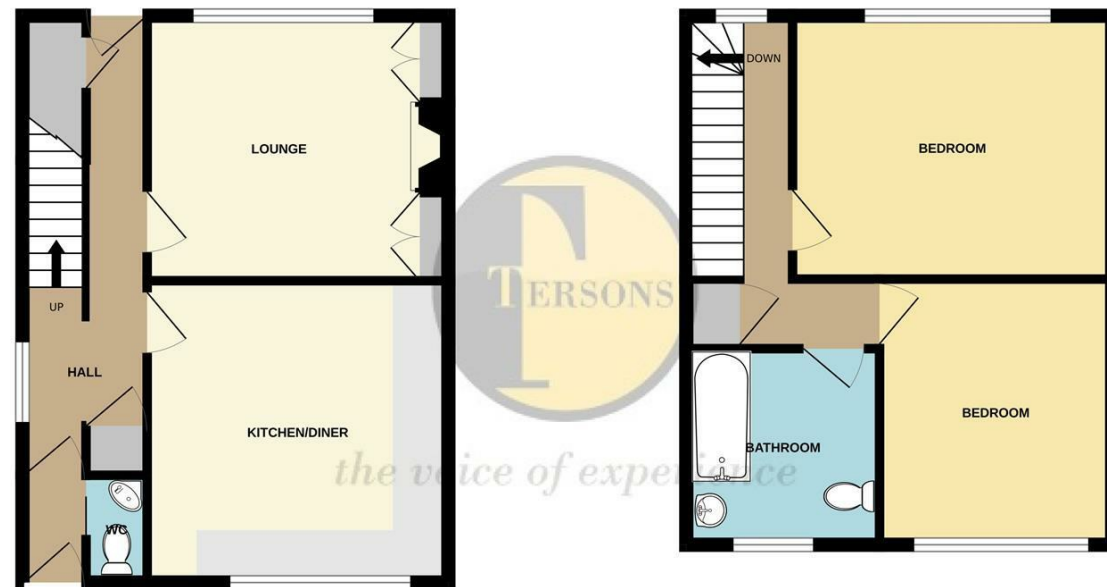


£205,000

27 Brookfield Road , Dover CT16 2AU

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.

- TWO DOUBLE BEDROOM TERRACED HOUSE
- CHAIN FREE
- APPROX 80Ft REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING TO REAR
- LOUNGE & KITCHEN/DINER
- ENERGY RATING - C (70)



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



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

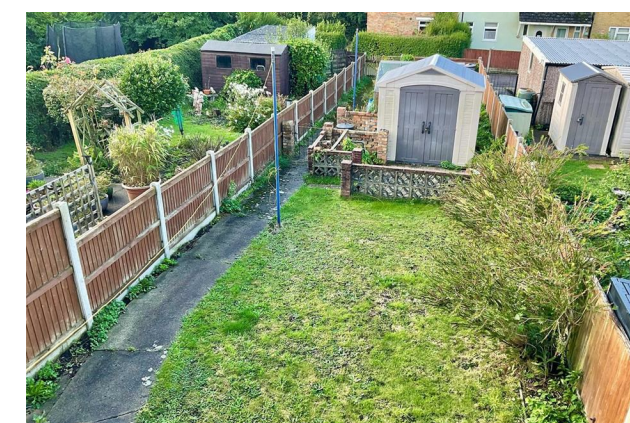
10'9 x 10'4 (3.28m x 3.15m)
Double glazed window to front. Radiator.

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 - C (70)

Council Tax - Band A

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

www.tersons.com

