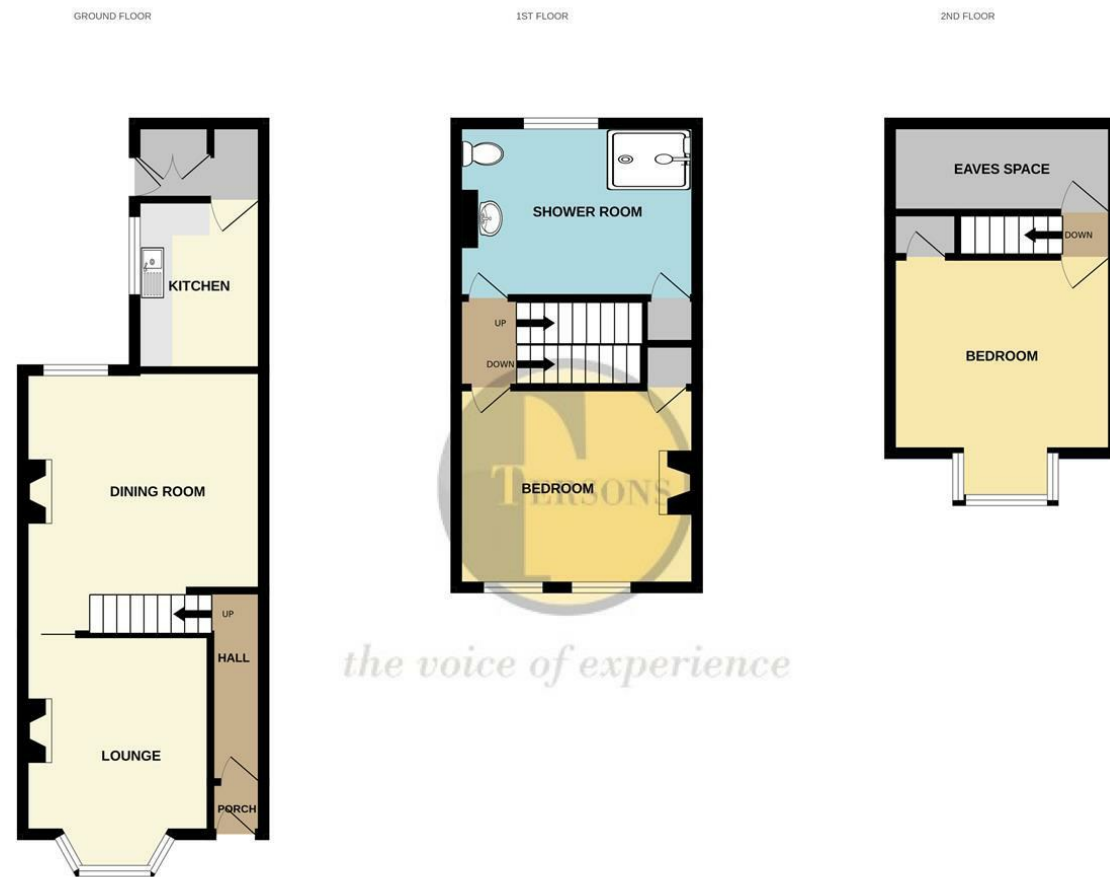




the voice of experience



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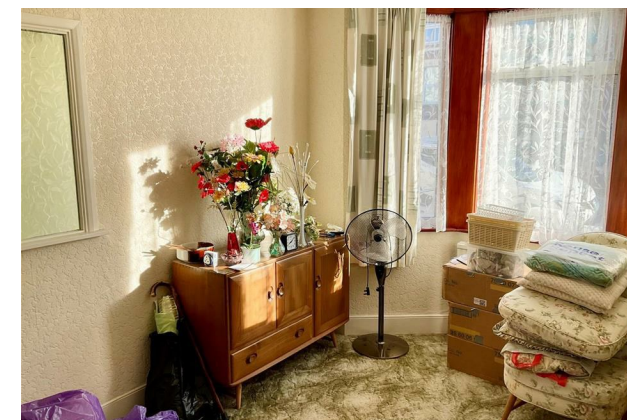


25 Nightingale Road , Dover CT16 2NZ

- **TWO BEDROOM TERRACED HOUSE**
- **POPULAR LOCATION**
- **CHAIN FREE**
- **SOME UPDATING REQUIRED**
- **REAR GARDEN**
- **ENERGY RATING - E (40)**



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



THIS TWO BEDROOM TERRACED HOUSE IS SET IN A POPULAR RESIDENTIAL LOCATION. Spread over three floors. on the ground floor is a lounge, dining room and kitchen. On the first floor is bedroom 1 and a spacious shower room. On the top floor is bedroom 2. The property benefits from a rear garden, double glazing and gas central heating. Some internal updating is required.

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

This property is situated in the popular Charlton area of 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 and 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. With St James's development close by with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.

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

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

GROUND FLOOR

Front door opening to entrance porch with further door opening to entrance hall.

Entrance Hall

Radiator. Stairs to first floor. Wall mounted cupboard with electric meter and consumer board. Door to dining room.

Dining Room

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to rear. Gas fire with back boiler. Radiator. Doors to lounge and kitchen.

Lounge

12'2 x 9'5 (3.71m x 2.87m)

Double glazed window to front. Radiator.

Kitchen

8'4 x 6'6 (2.54m x 1.98m)

Fitted with minimal cupboards and worktop. Space for cooker, washing machine and fridge. Double glazed window to side. Radiator. Door to rear lobby.

Rear Lobby

Cupboard and storage space. Door to garden access.

FIRST FLOOR

Landing - Stairs to top floor. Doors to bedroom 1 and shower room.

Bedroom 1

12'3 x 10'1 (3.73m x 3.07m)

2 x double glazed windows to front. Radiator. Storage cupboard.

Shower Room

12'2 x 8'7 (3.71m x 2.62m)

Shower cubicle. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

TOP FLOOR

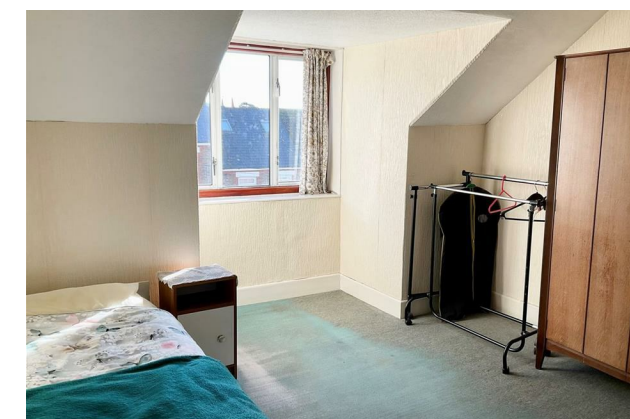
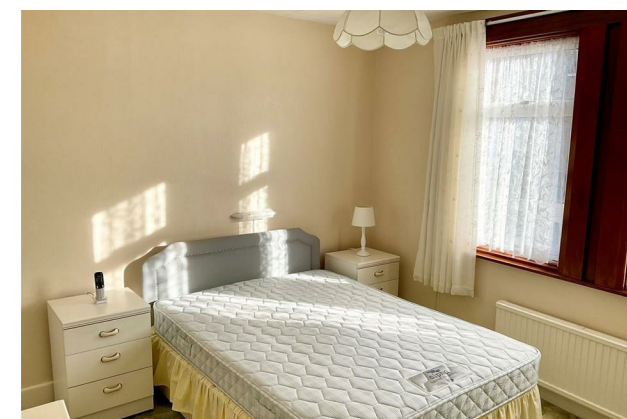
Door to bedroom 2 and door to loft area.

Bedroom 2

12'4 x 11'2 (3.76m x 3.40m)

Double glazed window to front. Cupboard.

OUTSIDE



Rear courtyard style garden.

Energy Rating - E (40)

Council Tax - Band B

Viewing

Strictly by arrangement with the agents, Tersons

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