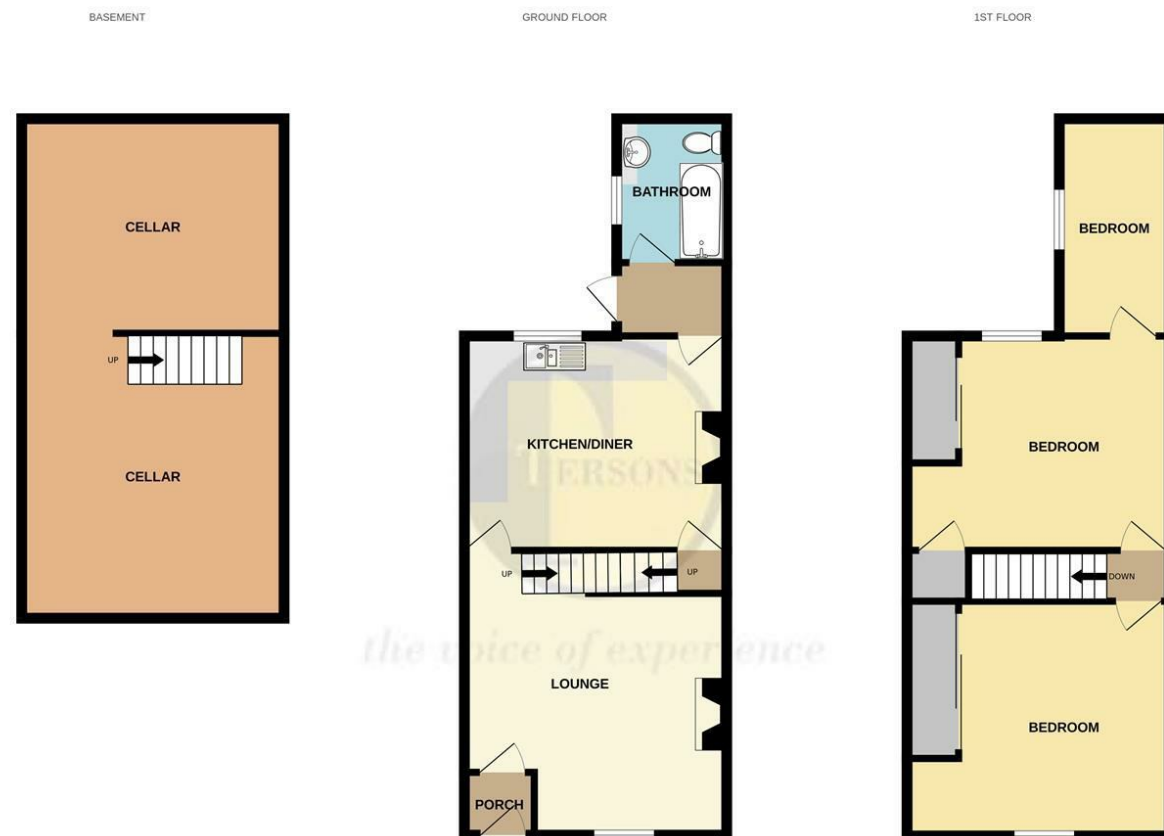




## Property Details

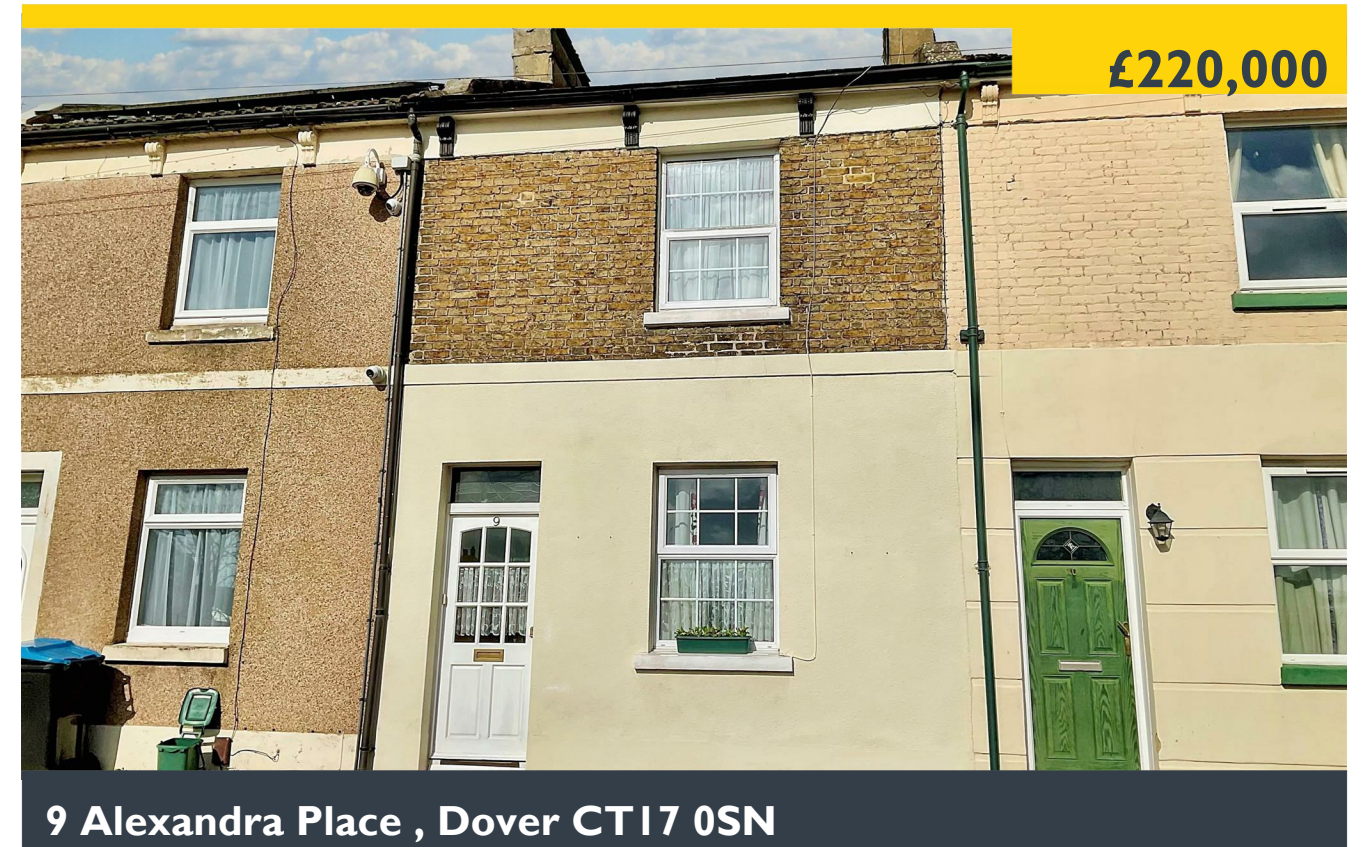
**TERSONS** *the voice of experience*



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.  
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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.



- **THREE BEDROOM TERRACED HOUSE**
- **OFF ROAD PARKING & GARAGE**
- **CHAIN FREE**
- **CENTRAL LOCATION**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **ENERGY RATING - TBC**



**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 INVESTMENT PROPERTY AND COMES WITH GARAGE AND PARKING. On the ground floor is lounge, kitchen/diner and bathroom. On the first floor are three bedrooms. Further benefits include gas central heating, double glazing and two useful cellar rooms.

To the outside is a small courtyard and front garden. Front garden includes off road parking, lawn and rear patio area leading to the garage.

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

This property is situated just off the London Road and only a short distance from Dover town and Dover Priory train station, with the fast link train to St Pancras in just 1 hour and 5 minutes. There are a range of primary and secondary schools nearby, including the Dover Boys' and Girls' Grammar Schools. There are a good selection of shops along with excellent access routes to the A2/M2 and the A20/M20.

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



## GROUND FLOOR

Front door to entrance porch and door to lounge.

### Lounge

14'1" x 12'1" (4.29m x 3.68m)

Double glazed window to front with castle views. Gas fire and radiator. Stairs to first floor and door to kitchen/diner.

### Kitchen/Diner

14'2" x 11'6" (4.32m x 3.51m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for fridge/freezer. Double glazed window to rear. Gas fire. Door to stairs leading down to cellar rooms and door to rear lobby.

### Rear Lobby

Space for washing machine. Door to rear courtyard and door to bathroom.

### Bathroom

7'8" x 5'9" (2.34m x 1.75m)

Panelled bath with separate shower over. Low level WC and wash basin. Radiator.

## FIRST FLOOR

### Landing

Doors to bedrooms 1 & 2.



### Bedroom 1

14'3" x 12'2" (4.34m x 3.71m)

Double glazed window to front with castle views. Radiator. Built in wardrobes.

### Bedroom 2

14'3" x 11'9" (4.34m x 3.58m)

Double glazed window to rear. Radiator. Cupboard with loft access. Built in wardrobes. Steps down to bedroom 3.

The vendor has advised that there is a drop ladder for the loft and the loft is boarded for storage and has a light.

### Bedroom 3

12' x 6'4" (3.66m x 1.93m)

Double glazed window to side. Radiator.

## LOWER FLOOR

### Cellar Rooms

Room 1 - 14'3" x 14'9" wall mounted gas & electric



meter and consumer board.

Room 2 - 14'3" x 10'9" Wall mounted boiler.

## OUTSIDE

Rear - small courtyard area.

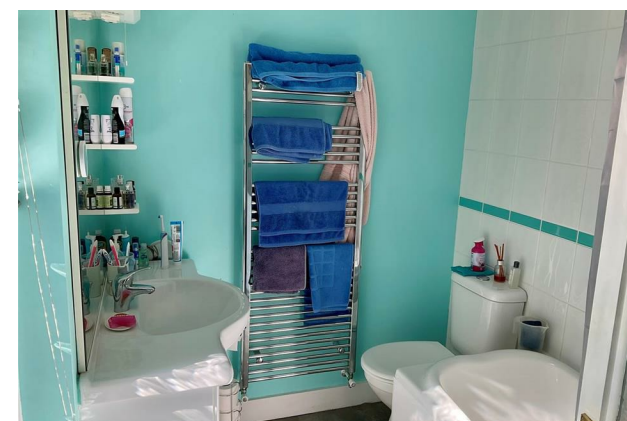
Front - situated across the road from the property is an off road parking area for two cars. Further lawned & patio area and garage accessed from Millais Road.

Garage - 15'8" x 9' Up and over door.

Energy Rating - TBC

Council Tax - Band B

Viewing  
Strictly by arrangement with the agents, Tersons 01304 246111  
[www.tersons.com](http://www.tersons.com)



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