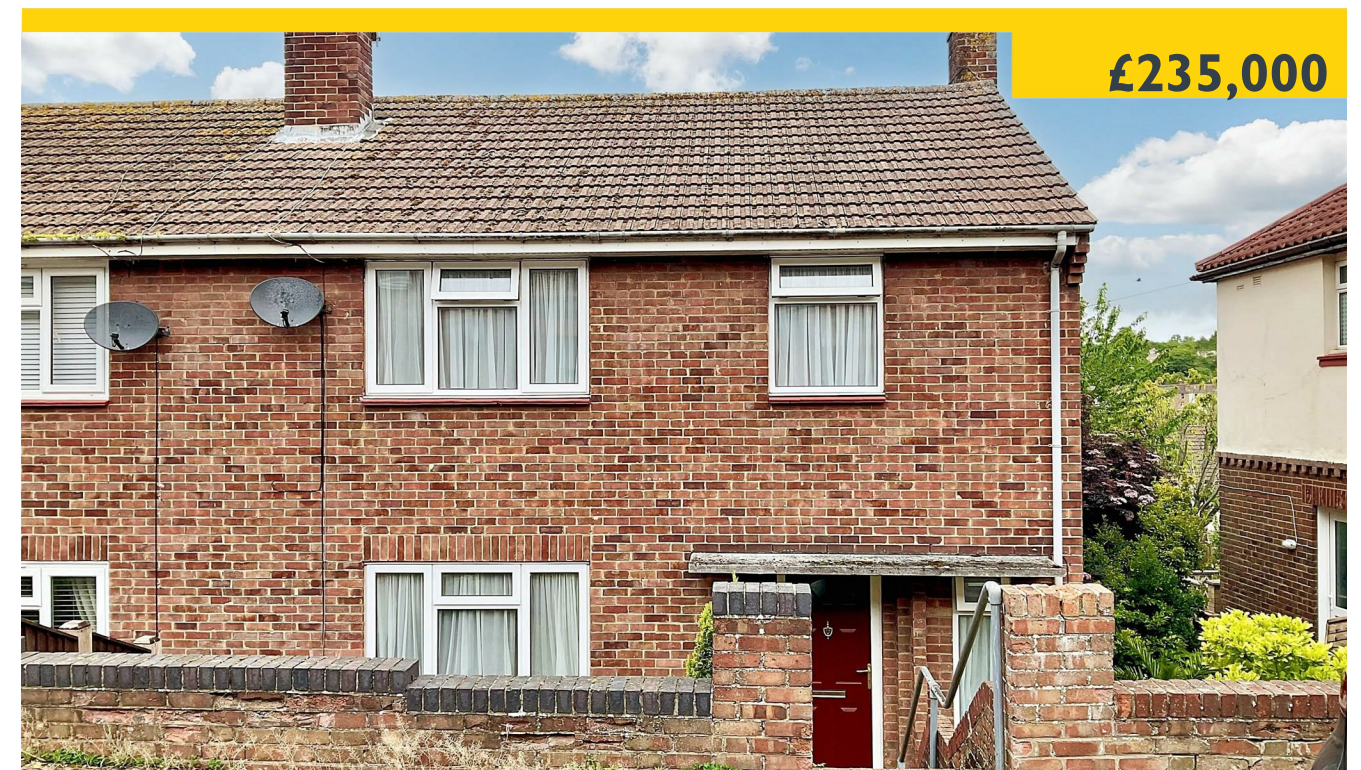


## Property Details



*the voice of experience*



**£235,000**

**36 Westbury Road , Dover CT17 9QH**

- **THREE BEDROOM FAMILY HOME**
- **LOUNGE & DINING ROOM**
- **FRONT & REAR GARDENS**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **POPULAR LOCATION**
- **ENERGY RATING - TBC**

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.

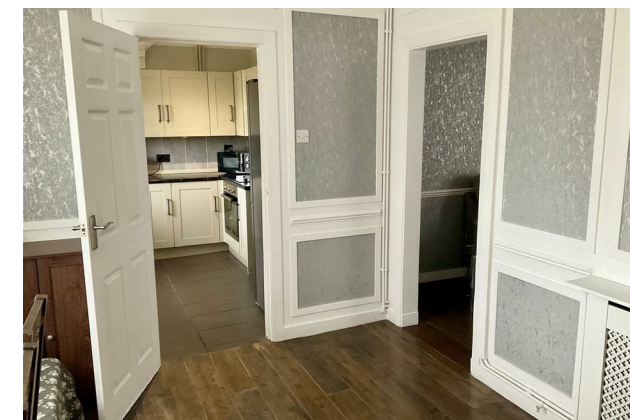


**www.tersons.com**  
**29 Castle Street, Dover, Kent, CT16 IPT**



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





THIS END OF TERRACE HOUSE WILL MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. Spread over two floors, on the ground floor is a lounge, dining room and kitchen. On the first floor are three bedrooms and bathroom. Further benefits include double glazing and gas central heating,

To the outside are pleasant rear gardens with large pond.

An early viewing is highly recommended.

The property is situated in a popular residential 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. The St James retail development in town offers a cinema, restaurants and shops including Next and M&S. 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 the hills are close by. There are good access routes to the A20/M20.

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

#### GROUND FLOOR

Front door opening to entrance hall.

#### Entrance Hall

Radiator. Frosted double glazed window to front. Stairs to first floor. Door to kitchen.

#### Kitchen

10'2 x 8'8 (3.10m x 2.64m)

Fitted with a range of worktop base and wall units. Integrated dishwasher, oven & hob with extractor over. Space for washing machine and an American sized fridge/freezer. Radiator. Under stairs cupboard with electric meter and consumer board. Wall mounted boiler. Double glazed window to rear and double glazed door to rear garden. Door to dining room.

#### Dining Room

12'1 x 9'8 (3.68m x 2.95m)

Double glazed window to rear. Radiator. Doorway to lounge.

#### Lounge

13'9 x 10'9 (4.19m x 3.28m)

Double glazed window to front. Vertical radiator.

#### FIRST FLOOR

#### Landing

Double glazed window to side. Loft access. Storage cupboard with water cylinder. Doors to all rooms.

#### Bedroom 1

12' x 10'9 (3.66m x 3.28m)

Double glazed window to front. Radiator. Alcove cupboard.

#### Bedroom 2

12'2 x 9'6 (3.71m x 2.90m)

Double glazed window to rear. Radiator. Storage cupboard.

#### Bedroom 3

10'2 max x 7'9 (3.10m max x 2.36m)

Double glazed window to front. Radiator.

#### Bathroom

9'10 x 6'7 (3.00m x 2.01m)

Panelled bath. Low level WC and wash basin. Radiator. Frosted double glazed window to rear.

#### OUTSIDE

Steps leading down to front door and path leading

to side area. Lawn area to front.

Rear garden - Patio and further decking area. Lawn with borders to side with a range of plants and shrubs. Large pond to rear. Tap.

Three brick storage areas. One contains a WC. Power to the rear unit.

Energy Rating - TBC

Council Tax - Band B

Floorplan to follow.

Viewing  
Strictly by arrangement with the agents, Tersons  
01304 246111  
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