



Property Details



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£200,000

36 Malmaison Road, , Dover CT17 9JD

- **CHAIN FREE**
- **THREE BEDROOM TERRACE HOUSE**
- **IDEAL FIRST TIME BUY**
- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **REAR GARDEN**
- **ENERGY RATING - TO BE CONFIRMED**

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



THIS CHAIN FREE TERRACED PROPERTY WILL MAKE AN IDEAL FIRST TIME BUY. Spread over two floors, on the ground floor is a lounge, dining room, kitchen and utility room. On the first floor are three bedrooms and bathroom. Further benefits include double glazing, gas central heating and rear garden. The property would benefit from some updating.

An early viewing is highly recommended on this property.

The property is situated in the popular Maxton 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. Close by is the St James retail development 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

Double glazed door into entrance hall.

Entrance Hall

Radiator. Electric meter and consumer unit. Stairs to first floor. Understairs cupboard. Doors into lounge, dining room and kitchen.

Lounge

12'4 x 10'6 (3.76m x 3.20m)

Double glazed bay window to front. Radiator. Arch to dining room.

Dining Room

10'6 x 9'2 (3.20m x 2.79m)

Radiator. Double glazed door to rear. Door to hallway.

Kitchen

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

Fitted with a range of wall and base units with worktop over. Space for cooker and fridge/freezer. wall mounted boiler. Double glazed window to side. Radiator. Door to utility room.

Utility Room

9'3 x 8'8 (2.82m x 2.64m)

Space for washing machine. Radiator. Double glazed window to side and rear. Storage cupboard. Double glazed door to rear garden.

FIRST FLOOR

Loft access. Doors to all rooms.

Bedroom 1

13'9 x 12'7 (4.19m x 3.84m)

Double glazed bay window to front. Radiator. Cupboard.

Bedroom 2

10'6 x 9'1 (3.20m x 2.77m)

Double glazed window to rear. Radiator. Cupboard.

Bedroom 3

10'4 x 7'8 (3.15m x 2.34m)

Double glazed window to rear. Radiator. Cupboard.

Bathroom

Panelled bath with shower attachment over. WC. Hand basin. Frosted double glazed window to side.

OUTSIDE

Rear garden - Laid to lawn.

Energy Rating - TBC



Council Tax - Band B

Viewing
Strictly by arrangement with the agents, Tersons
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