



Hamilton Road

Dover CT17 0DB

- Three Double Bedrooms
- Living Room With Open Fireplace
- Downstairs Cloakroom
- Potential For Off Road Parking (subject to relevant planning)
- Modern Kitchen/Diner
- Modern Upstairs Bathroom
- Front & Rear Gardens
- Views To Castle & English Channel

Guide Price £210,000 Freehold





GUIDE PRICE £210,000 - £220,000

Mapps Estates are pleased to bring to the market this well-presented three bedroom mid-terraced property enjoying views of Dover Castle, the English Channel and surrounding hillside landscape to the rear. The ground floor accommodation comprises a living room with open fireplace, a spacious kitchen/diner, a bedroom and cloakroom, while upstairs are two further bedrooms and a modern family bathroom. To the rear is a terraced garden, while the garden area to the front could potentially provide off-road parking, subject to the relevant planning permission being obtained. An early viewing comes highly recommended.

Located in the historic town of Dover and situated in a popular residential area close to several schools and within easy reach of the town's transport links and amenities. Ferry services to France operate from the Port of Dover, the town also offering excellent road transport links via the A2 and A20, connecting the town with Canterbury and London. Fast link train services run from Dover Priory to London St Pancras International stations and Ramsgate.

Ground Floor:

Entrance Lobby

With UPVC frosted double glazed entrance door, fitted doormat, stairs to first floor, door to-

Living Room 14'11 x 9'5

With front aspect UPVC double glazed window, open brick fireplace with wooden mantel over, understairs store cupboard with gas meter, coved ceiling, radiator, opening to-

Kitchen/Diner 20'11 x 9'7

With tiled floor throughout, Dining Area with radiator, built-in store cupboard with electric meter and consumer unit, grey gloss finish store cupboards with central space for American style fridge/freezer, door to bedroom, opening to Kitchen Area with rear aspect UPVC double glazed window with view to surrounding hillside, square edged worktops with splashbacks over, inset one and a half bowl resin sink/drainage with rinser tap over, inset Candy four ring ceramic electric hob with contemporary design extractor over, grey gloss finish store cupboards and drawers, fitted high level Candy electric oven and combination microwave oven, integrated full size dishwasher, half-glazed door to-

Rear Lobby

With UPVC back door with frosted double glazed upper panel, tile effect vinyl flooring, door to-

Cloakroom

With UPVC frosted double glazed window, WC, part-tiled wall, tile effect vinyl flooring.

Bedroom 10'11 x 7'10

With rear aspect UPVC double glazed window, radiator.

First Floor:

Landing

With loft hatch [there is a gas-fired combination boiler installed in the loft space], radiator.

Bedroom 15' x 9'5

With front aspect UPVC double glazed window with open outlook, built-in over stairs store cupboard, radiator.

Bedroom 11' x 9'9

With rear aspect UPVC double glazed window enjoying views of the surrounding hillside with Dover Castle and the English Channel in the distance, radiator.

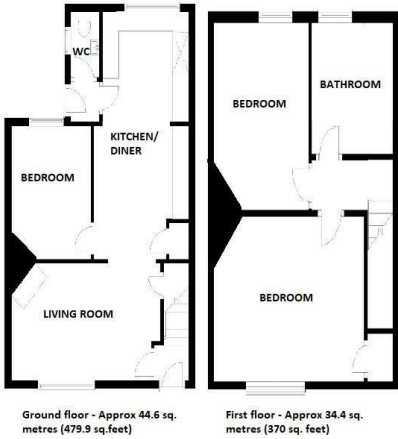
Bathroom 8' x 7'9

With UPVC frosted double glazed window, modern white suite comprising shower/bath with mixer tap, wall-mounted shower with rainfall shower head and separate hand-held shower attachment, and shower screen over, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, part-tiled walls, chrome effect heated towel rail, tile effect vinyl flooring.

Outside:

The rear garden has been terraced with paved steps leading from the back door to the top terrace, this having been laid to lawn with a brick built barbecue area and a paved patio with a timber-framed canopy over and an outside tap. The pathway continues to the lower terrace which has a good-sized garden shed with power and light; a back gate accesses a shared alleyway to the rear. To the front is a lawned front garden area; this could potentially provide off-road parking subject to the relevant planning permission being applied for and granted.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.