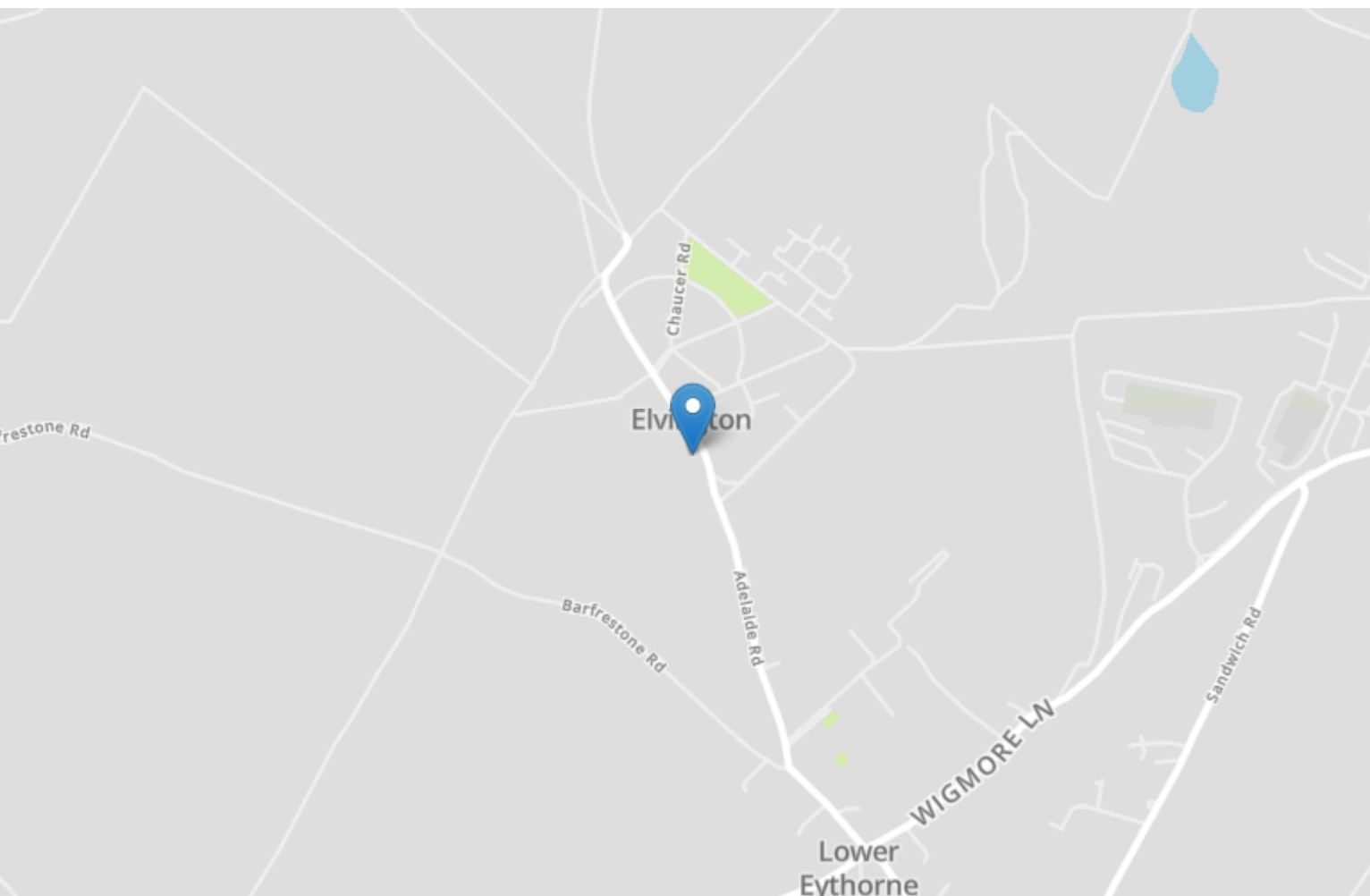


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



7 Adelaide Road

ELVINGTON, Dover
CT15 4DP

£250,000 FREEHOLD

Draft Details...Price Range £250,000 - £260,000 | Off Street Parking For Two Cars | Two Bathrooms | Sunny Rear Garden With Summer House | Burnap + Abel are delighted to offer onto the market this fabulous two bedrooms semi detached house located in the highly sought after Adelaide Road, Elvington, Dover. The property is in very good condition throughout and the accommodating boasts a lounge, modern kitchen/dining room, two double bedrooms and beautiful modern shower room upstairs and a downstairs bathroom. Additional benefits include off street parking for two cars, Sunny rear garden with Summer house/sheds and side access, double glazing and gas central heating (boiler serviced Jan 2024). Elvington boasts a local primary school and an array of local amenities. It is surrounded by beautiful countryside and is just a 20 minute drive into the vibrant and historic city of Canterbury. There are mainline train stations within a 5 minute drive and there is a local bus service that runs to secondary schools in both Dover and Canterbury. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

14' 11" x 12' 0" (4.55m x 3.66m) Light and airy lounge with under stair storage cupboard, radiator and double glazed window.

Kitchen/Dining Room

18' 0" x 7' 8" (5.49m x 2.34m) A beautiful modern fitted kitchen with a mix of wall and base units, integrated fridge freezer, washing machine, dishwasher, oven/hob, extractor and double glazed window. The dining area has space for table and chairs, radiator and double glazed window.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m) Bath with electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

First Floor Landing

Double glazed window, carpeted stairs to the first floor and doors leading to;

Bedroom One

17' 8" x 8' 10" (5.38m x 2.69m) Large double bedroom with carpeted floor, radiators and double glazed windows

Bedroom Two

10' 11" x 8' 0" (3.33m x 2.44m) Double bedroom with carpeted floor, radiator and double glazed window.

Shower Room

11' 2" x 6' 11" (3.40m x 2.11m) Stunning modern shower room with a low level W.C., shower, wash hand basin, heated towel rail, airing cupboard with boiler (Serviced January 2024) and a double glazed window.

Garden

A lovely sunny rear garden with paved and lawn areas. Summer house and sheds with lighting and power. Side access.

Summer House

11' 11" x 11' 10" (3.63m x 3.61m) With lighting & power. Could be used as as an office or a games room.

Off Street Parking

The property has off street parking for two cars.

Area Information

Situated in the popular village of Elvington, with several shops and a primary school; there is a good local bus service and close by is the main-line railway station at Shepherdswell, and from Dover Priory station is the fast link train to London St Pancras in 1 hour 10 minutes There are good access routes to the A2/M2 to Canterbury and London.

