
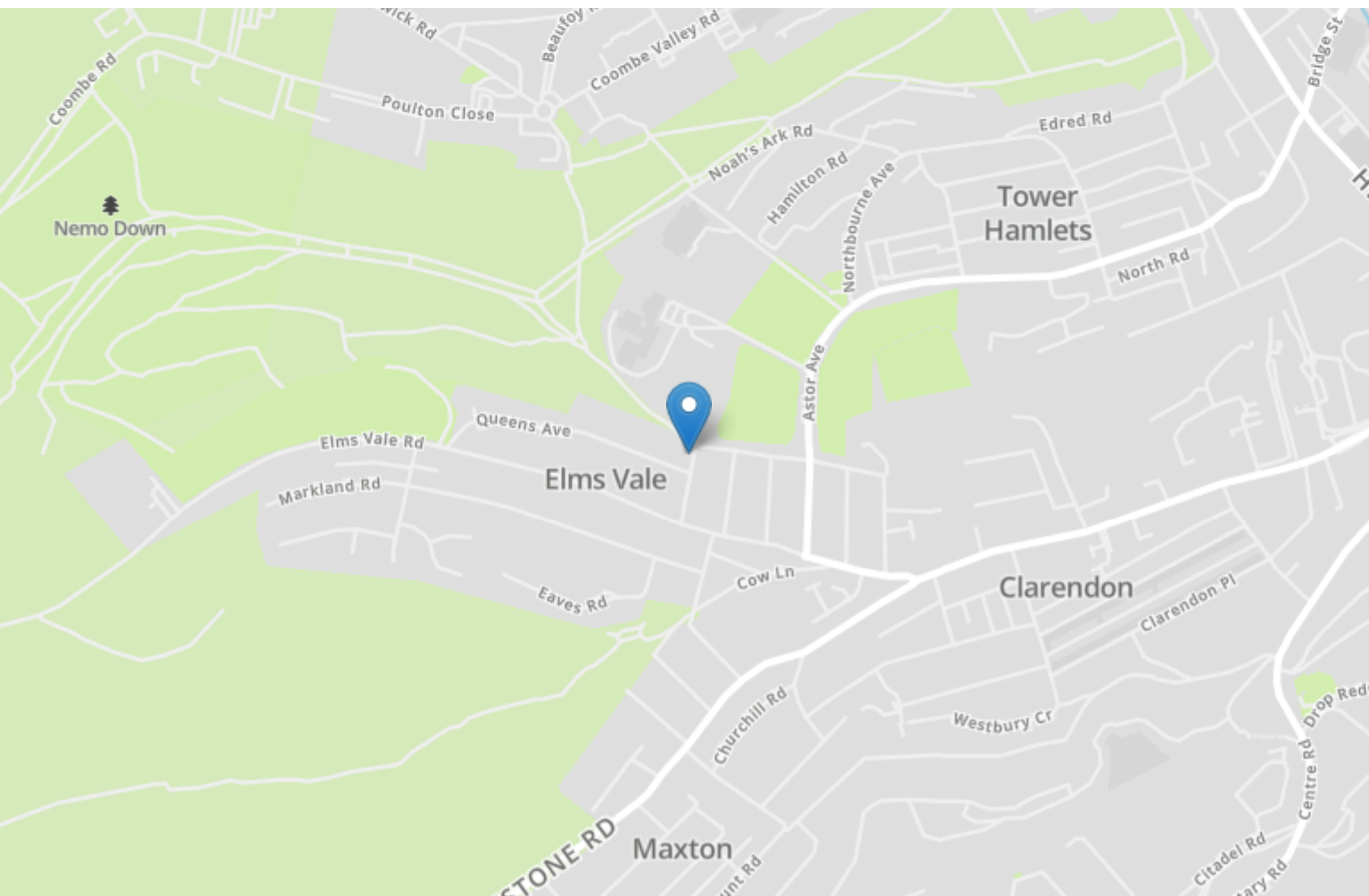


| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | 59 | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC  | | |



15 Kings Road

ELMS VALE, Dover
CT17 9PQ

£240,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Chain Free | Beautiful Three Bedroom House | Modern Open Plan Kitchen/Dining Room | Walking Distance Top Schools & Shops | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in to the highly sought after Kings Road, Elms Vale, Dover. The property is in beautiful condition throughout and the accommodation boasts a lounge, modern kitchen/dining room, three bedrooms and a modern bathroom. Additional benefits include sunny rear a garden, double glazing and NO ONWARD CHAIN. The property is situated in the popular Elms Vale 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. 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. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

12' 7" x 11' 1" (3.84m x 3.38m)

Kitchen/Dining Room

16' 8" x 10' 11" (5.08m x 3.33m)

Utility

5' 7" x 5' 3" (1.70m x 1.60m)

Bedroom One

10' 1" x 9' 11" (3.07m x 3.02m)

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom Three

7' 7" x 7' 0" (2.31m x 2.13m)

Bathroom

7' 7" x 5' 4" (2.31m x 1.63m)

Garden

Lovely sunny rear garden - Ideal when entertaining family and friends with Summer BBQs.

Area Information

Located close to the centre of Dover with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants.

