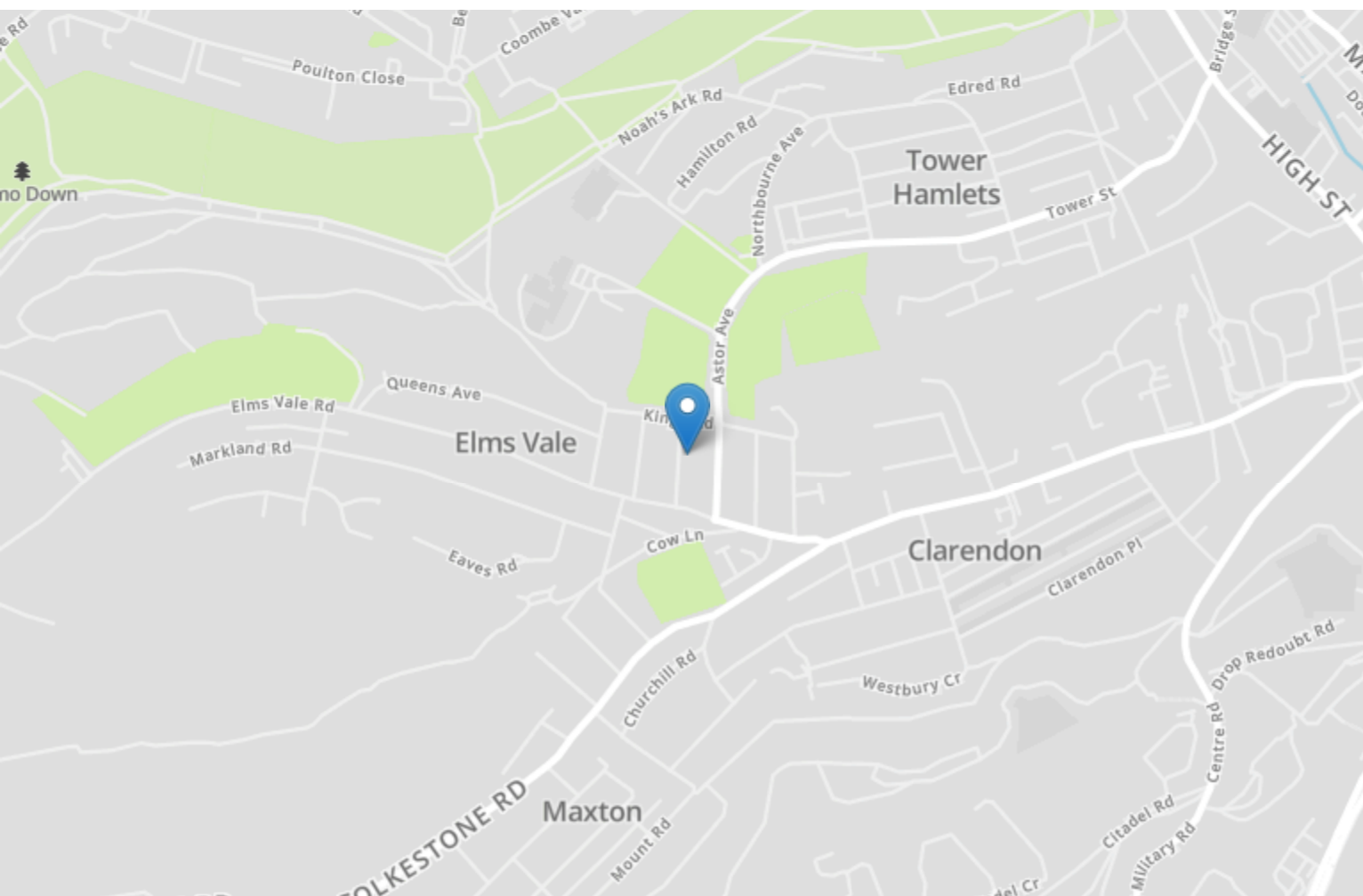


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



16 Kitchener Road

ELMS VALE, Dover
CT17 9PD

£220,000 FREEHOLD

Draft Details...Chain Free | Fantastic Three Bed House | Double Glazed & Gas Central Heated | Popular Residential Location | Ideal For First Time Buyers | Walking Distance To Schools & Shops | Burnap + Abel are delighted to offer onto the market this fantastic three bed house situated in the highly sought after Kitchener Road, Elms Vale, Dover. The property would be ideal for a number of buyers and the accommodation boasts a large lounge/dining room, spacious kitchen, three good size bedrooms and a family bathroom. Additional benefits include a rear garden, double glazing, gas central heating and NO ONWARD CHAIN. Conveniently located a moment's distance from reputable schools in Elms Vale and close proximity to Dover Priory Station, with its high speed connections to London, this home is ideally placed for access to Dover town centre, port and seafront and the Channel Tunnel services at Folkestone. The Western Heights and the protected Area of Outstanding Natural Beauty around Little Farthingloe, with its excellent farm shop, are all within an easy and pleasant walk. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge / Dining Room

23' 5" x 14' 2" (7.14m x 4.32m) Carpeted floor, radiator and double glazed bay front windows. The dining area has carpeted floor, space for table and chairs, under stair storage cupboard, radiator and double glazed window.

Kitchen

13' 2" x 8' 4" (4.01m x 2.54m) A mix of wall and base units, space for washing machine, tumble dryer, dishwasher and fridge freezer. Integrated oven/hob, cupboard with wall mounted boiler. Door to the garden.

Bathroom

7' 11" x 5' 1" (2.41m x 1.55m) Bath with shower attachment, wash hand basin, low level W.C., radiator and frosted double glazed window.

First Floor Landing

First floor landing, loft hatch and doors leading;

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 1" x 8' 7" (2.77m x 2.62m) Generous size bedroom with carpeted floor, radiator and double glazed window.

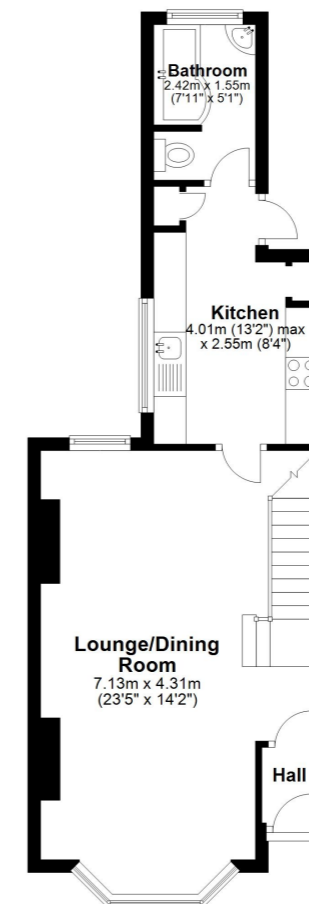
Garden

Private sunny garden with decked and lawn areas.

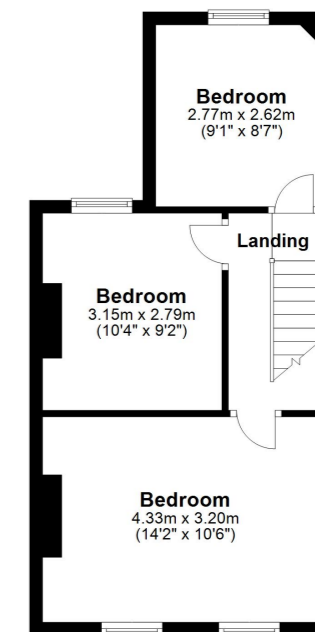
Area Information

Conveniently located a moment's distance from reputable schools in Elms Vale and close proximity to Dover Priory Station, with its high speed connections to London, this home is ideally placed for access to Dover town centre, port and seafront and the Channel Tunnel services at Folkestone. The Western Heights and the protected Area of Outstanding Natural Beauty around Little Farthingloe, with its excellent farm shop, are all within an easy and pleasant walk. For your chance to view, call sole agent Burnap + Abel now on .

Ground Floor
Approx. 26.5 sq. metres (285.7 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

