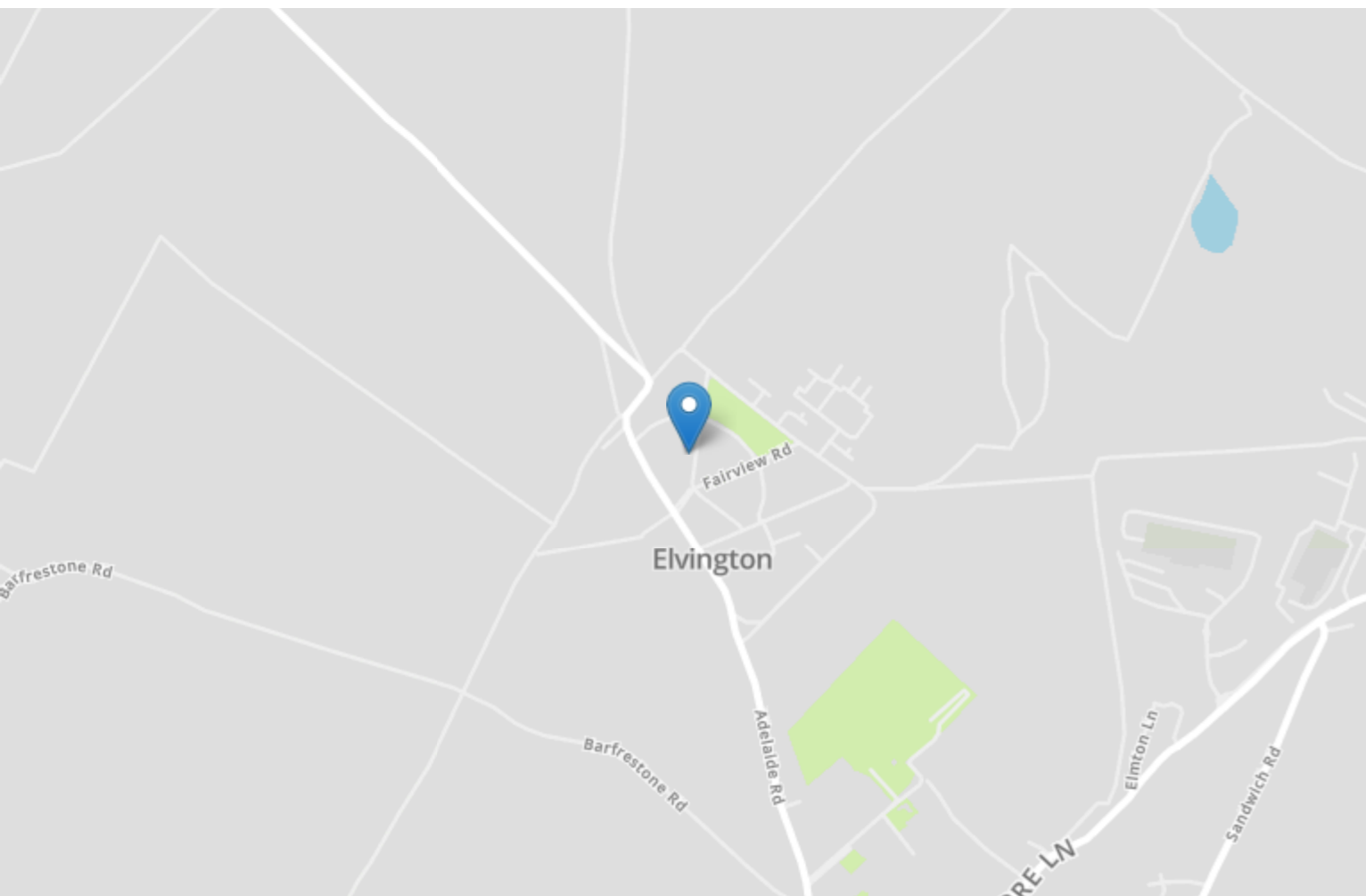


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Pilgrims Row Chaucer Road

ELVINGTON, Dover
CT15 4ER

£270,000 FREEHOLD

Draft Details... FOR SALE WITH BURNAP + ABEL... Guide Price £270,000-£280,000 | Three bedroom end of terraced house in the quiet Chaucer Road in Elvington. Built just 9 years ago, the property still boasts modern features throughout. The property has an open plan living/dining and kitchen space with access directly onto the rear garden. The kitchen is fitted with white gloss base and wall units with black worktops. Integrated appliances include cooker, hob with extractor fan, washing machine and dishwasher. Space for a freestanding fridge/freezer. The family shower room has been renovated recently and includes a WC, hand basin with vanity unit and double walk in shower. Panelled marble effect walls and tiled flooring and a chrome heated towel rail. A downstairs WC is available with a hand basin. Three good sized double bedrooms decorated neutrally with grey carpets throughout. Additional benefits include a pristine private garden with a workshop and greenhouse. Off road parking for at least two cars to the front with a front garden also. The boiler has been upgraded to a Worcester Bosch around 2 years ago with 8 years left on the warranty with connection to Google Nest System. For your chance to view the property, call Burnap + Abel on 01304 279107.



Entrance Hall

W.C.

Lounge/Dining Room

19' 11" x 9' 7" (6.07m x 2.92m)

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

Bedroom One

10' 4" x 9' 8" (3.15m x 2.95m)

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Bedroom Three

9' 11" x 8' 0" (3.02m x 2.44m)

Shower Room

10' 9" x 6' 7" (3.28m x 2.01m)

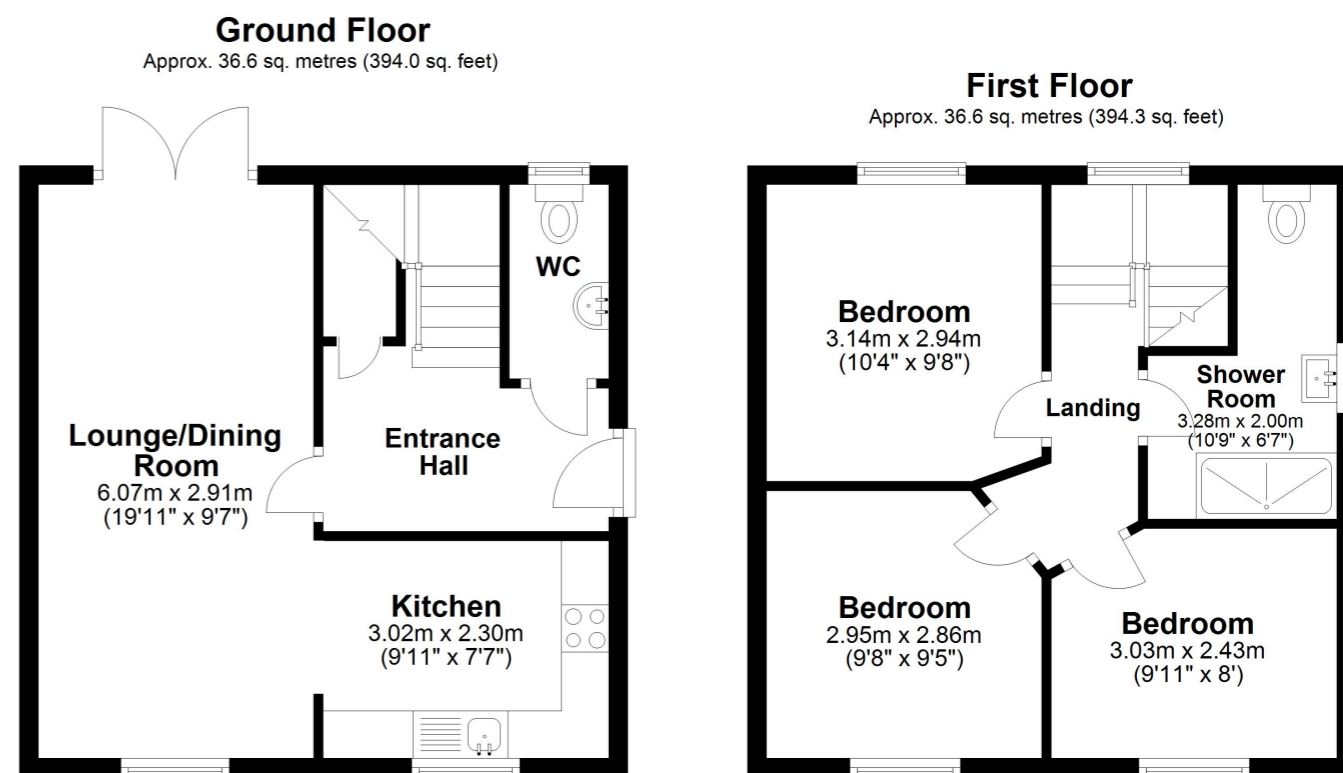
Garden

Off Street Parking

Parking for approximately two/three vehicles.

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.



Total area: approx. 73.2 sq. metres (788.3 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.

