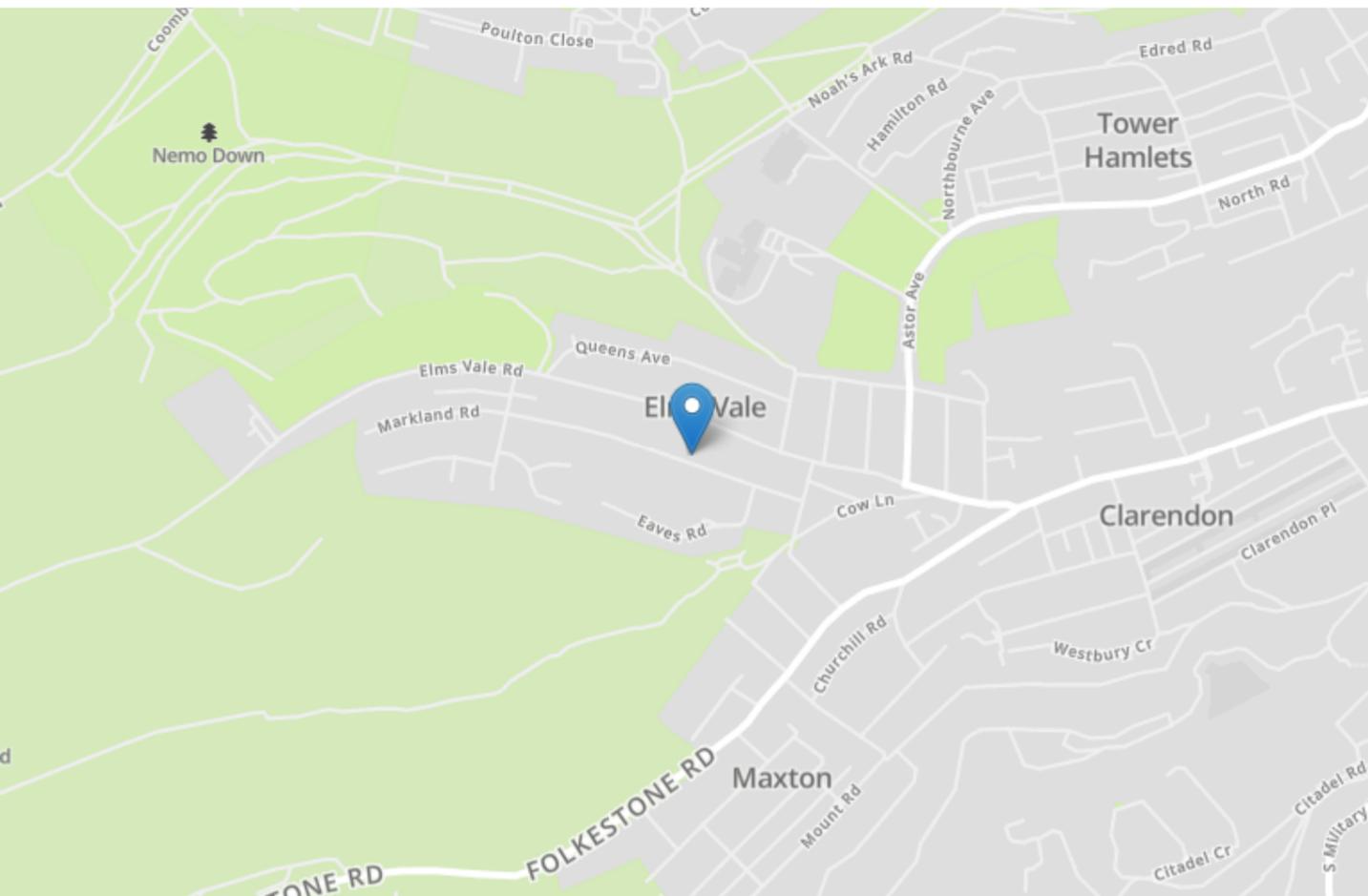


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



57 Markland Road

ELMS VALE, Dover
CT17 9LY

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 - £320,000 | Fabulous Three-Bedroom Semi-Detached Family Home – Elms Vale Location | Chain Free | Stylishly Updated | Set in the heart of the highly sought-after Elms Vale community, this fabulous three-bedroom semi-detached family home offers space, comfort and modern upgrades throughout - perfectly suited to today's busy family lifestyle. Beautifully presented and chain free, this home has been thoughtfully improved over recent years, ensuring peace of mind for the next owners. Major updates include a full rewire in 2017, a new gas central heating system with boiler and radiators in 2019 and a new kitchen and bathroom installed in 2019. Even more impressively, a brand-new roof is due to be fitted this coming summer, ahead of completion. Inside, the property features a welcoming layout with a generous lounge and dining area, a modern kitchen and a stylish family bathroom, complemented by a convenient downstairs toilet. Double glazing and gas central heating provide comfort and energy efficiency throughout. Outside, the home boasts a sunny rear garden - ideal for children, pets or entertaining - alongside brick-built sheds offering handy storage or workshop space. There's also great potential to personalise or extend, subject to planning. Located within close proximity to well-regarded schools, shops, and local amenities, this wonderful home is ideal for a growing family seeking long-term comfort in a prime location. Early viewing is highly recommended - This one ticks all the boxes. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

14' 2" x 12' 0" (4.32m x 3.66m)

Dining Room

11' 10" x 10' 11" (3.61m x 3.33m)

Kitchen

8' 10" x 7' 9" (2.69m x 2.36m)

WC

Bedroom One

14' 5" x 10' 9" (4.39m x 3.28m)

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Three

7' 11" x 7' 0" (2.41m x 2.13m)

Bathroom

8' 11" x 7' 11" (2.72m x 2.41m)

Garden

Workshop

22' 5" x 7' 10" (6.83m x 2.39m)

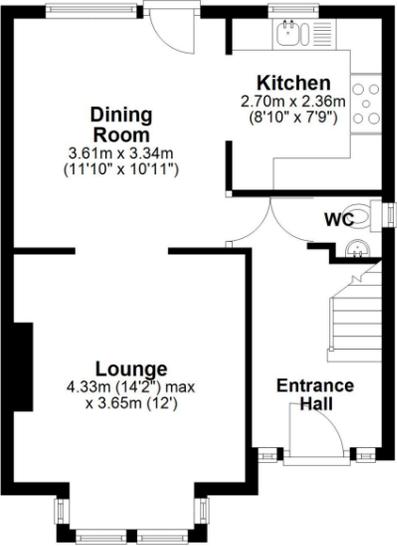
Store

9' 6" x 8' 6" (2.90m x 2.59m)

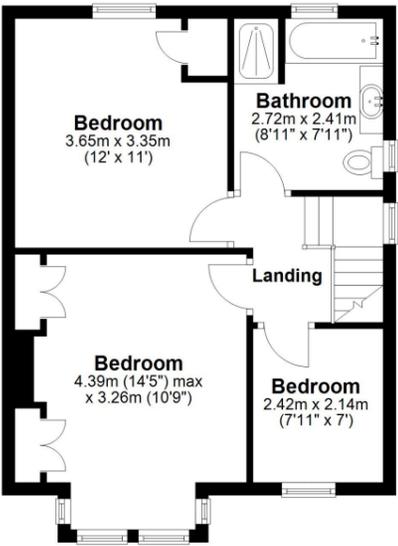
Area Information

Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there is a popular school and park nearby together with several of primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.5 sq. feet)



Outbuilding
Approx. 17.2 sq. metres (185.2 sq. feet)

