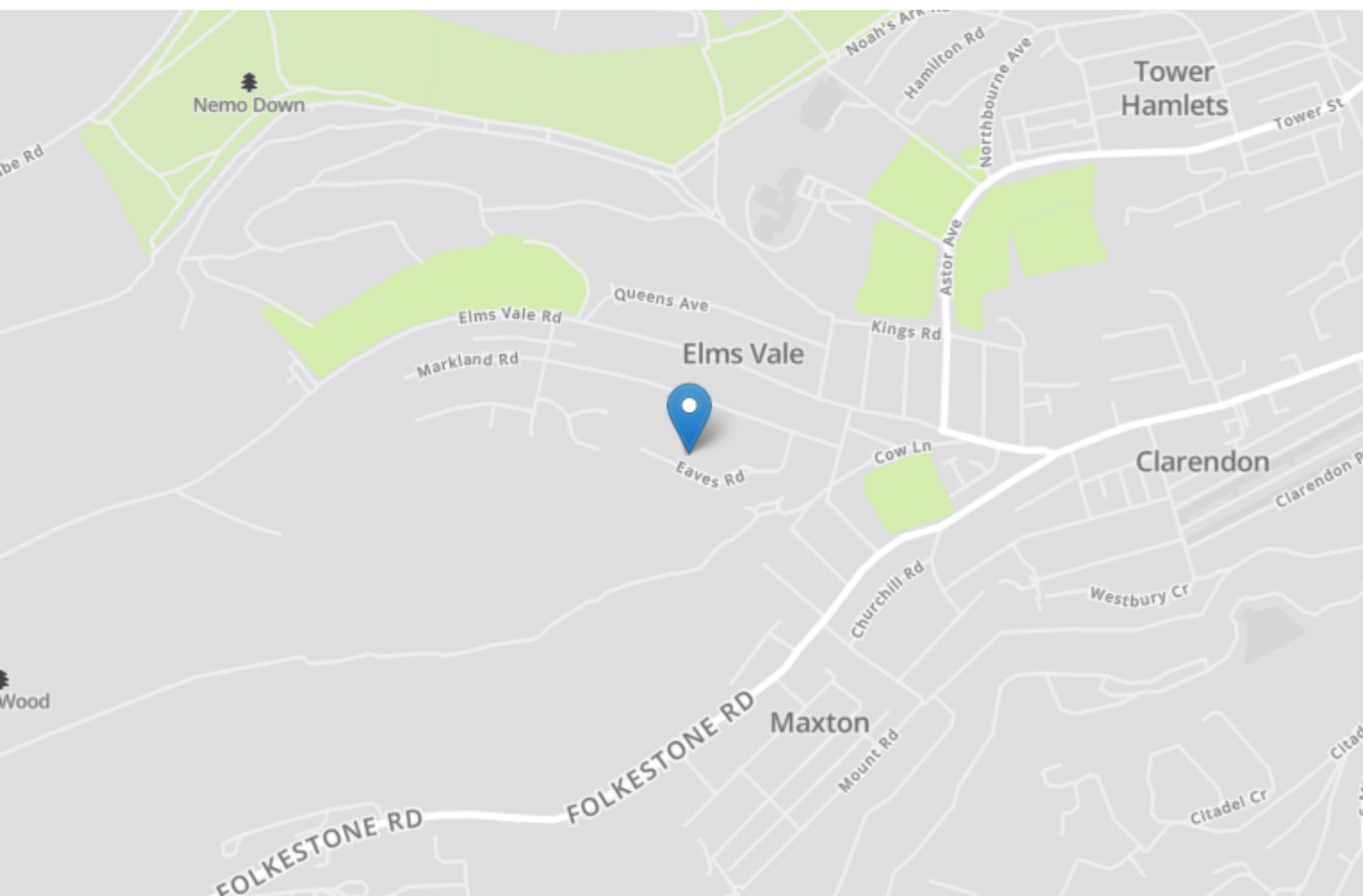


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8 Eaves Road

ELMS VALE, Dover
CT17 9LX

£250,000 FREEHOLD

Draft Details...Price Range £250,000 - £270,000 | Fabulous Two Bedroom Semi Detached House | Garage & Off Street Parking | Conservatory | Highly Sought After Elms Vale Location | Burnap + Abel are delighted to offer onto the market this fantastic two bed semi detached house located in the highly sought after Eaves Road, Elms Vale, Dover. The property is in wonderful condition throughout and the accommodation boasts a lounge, kitchen, two double bedrooms and a family bathroom. Additional benefits include a garage and off street parking for two cars, sunny rear garden, conservatory, double glazing and gas central heating (boiler serviced Jan 2024). Ideally situated in the popular location of Elms Vale which is a very popular suburb of the seaside town of Dover. This property is within walking distance to schools and shops. There are also good transport links including local bus services and Dover Priory train station all within easy reach. For your chance to View call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, carpeted stairs to first floor and doors leading to;

Lounge

16' 0" x 9' 11" (4.88m x 3.02m) Laminate floor, electric fire, radiator and double glazed window offering lovely views of the Dover castle.

Kitchen

8' 7" x 8' 7" (2.62m x 2.62m) A mix of wall and base units, space for washing machine, dishwasher, fridge freezer and an integrated oven/hob. Radiator and access to the conservatory.

Conservatory

11' 9" x 9' 5" (3.58m x 2.87m) A wonderful addition to the property is this spacious conservatory with mottled effect ceiling that has an electric fire and lighting/power.

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m) Bath with shower attachment, low level W.C., wash hand basin, radiator and a frosted double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing and doors leading to;

Bedroom One

16' 0" x 9' 11" (4.88m x 3.02m) A large double bedroom with carpeted floor, radiator and double glazed window with views of the Dover castle. Over stair cupboard with boiler (Serviced Jan 2024).

Bedroom Two

16' 1" x 8' 7" (4.90m x 2.62m) A large double bedroom with laminate floor, radiator, double glazed window and over stairs cupboard.

Garden

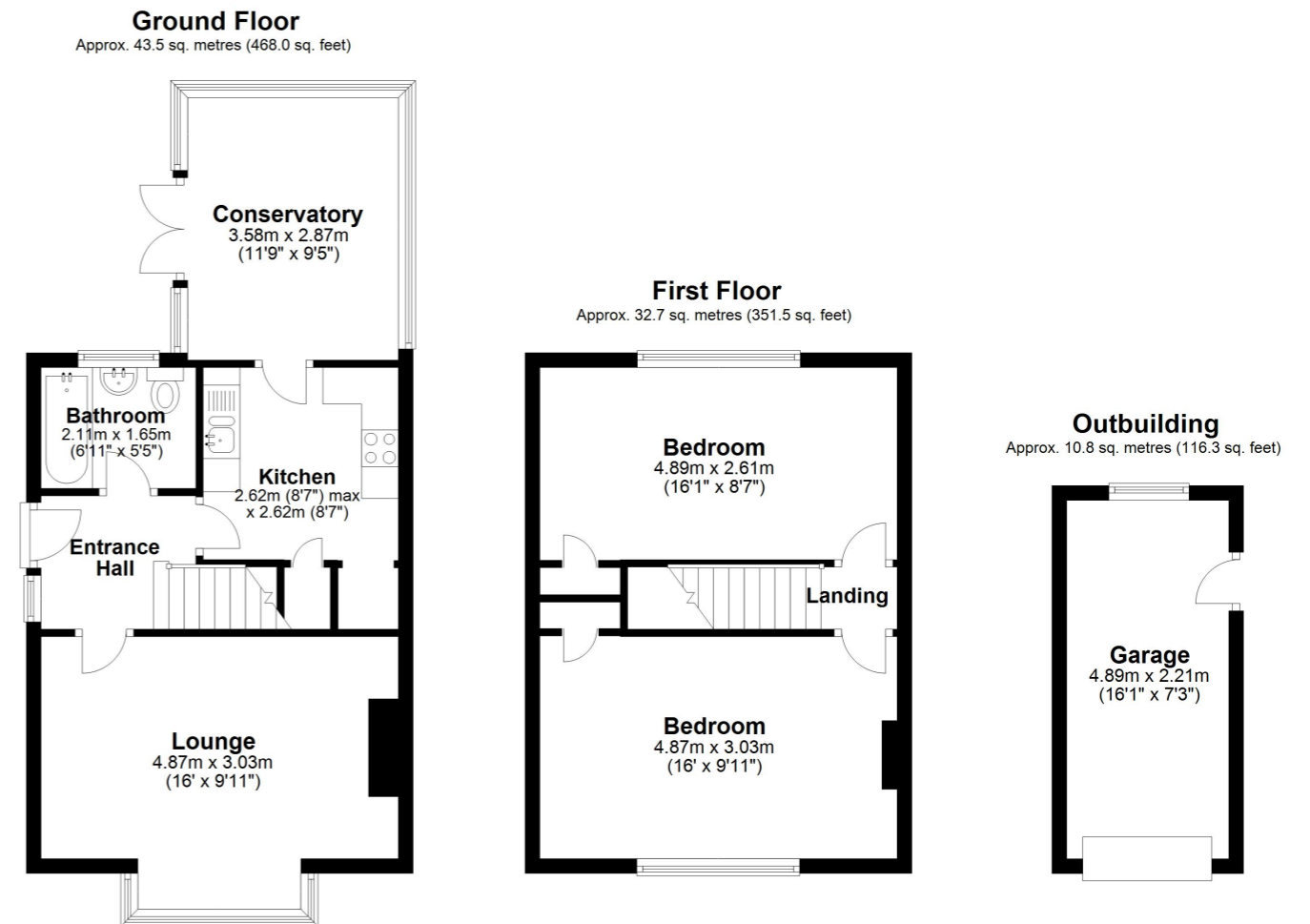
A sunny rear garden with lawn and paved areas. Side access and access to the garage.

Garage & Off Street Parking

16' 1" x 7' 3" (4.90m x 2.21m) Garage with lighting and power and off street parking for two cars.

Area Information

Elms Vale is one of Dover's most sought after locations and is within a short walk to Dover Priory station where you can access the high speed rail link into London. There are a fine selection of primary, secondary and grammar schools nearby making the perfect location to raise a family.



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.

