
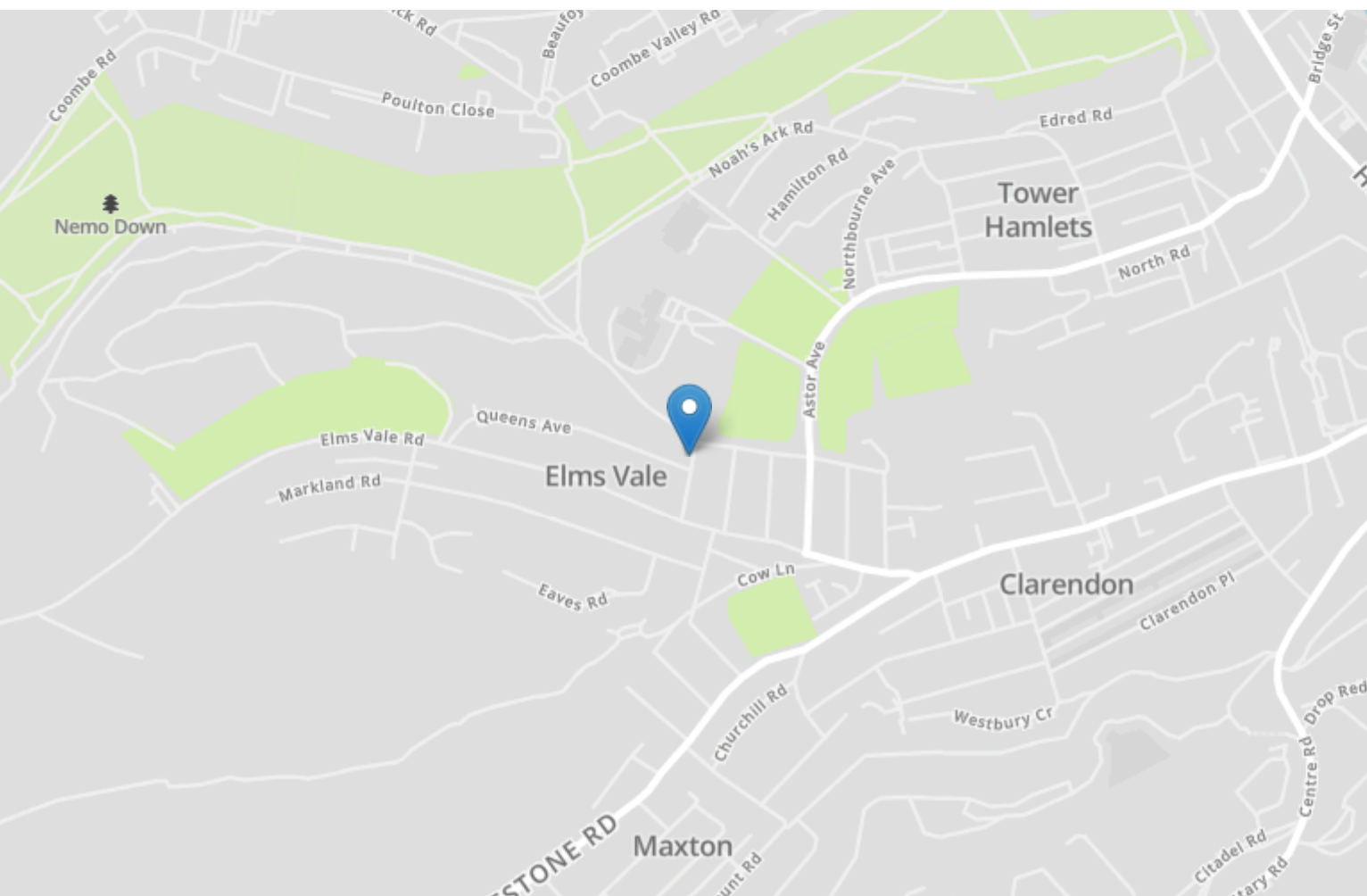


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	59
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



15 Kings Road

ELMS VALE, Dover
CT17 9PQ

£180,000 FREEHOLD

Draft Details...Price Range £180,000 - £190,000 | Chain Free | Three Bedroom House | In Need Of Modernisation | Walking Distance Top Schools & Shops | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in to the highly sought after Kings Road, Elms Vale, Dover. The property is in need of modernisation making this an ideal opportunity for those looking to put their own stamp on a home and the accommodation boasts a lounge/dining room, kitchen, three bedrooms and a bathroom. Additional benefits include 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

Carpeted floor, electric radiator, carpeted stairs to the first floor, under stairs cupboard and doors leading to;

Lounge

3.84m x 3.29m (12'7" x 10'10"). The lounge area has carpeted floor, electric heater, electric fire place and double glazed bay window.

Dining Room

3.22m x 2.71m (10'7" x 8'11"). The dining area has carpeted floor, electric heater and double glazed doors to the garden.

Kitchen

2.40m x 2.03m (7'10" x 6'8"). A mix of wall and base units, space for cooker, fridge and washing machine. Doors to lean to.

Lean To

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

3.26m x 3.24m (10'8" x 10'8"). Double bedroom with carpeted floor, electric heater and double glazed window.

Bedroom Two

3.24m x 2.62m (10'8" X 8'7"). Double bedroom with carpeted floor, built in wardrobes, electric heater and double glazed window.

Bedroom Three

2.21m X 2.03m (7'3" x 6'8"). Carpeted floor and double glazed window.

Bathroom

2.22m x 1.52m (7'3" x 5'). Bath with electric shower, low level W.C., wash hand basin and double glazed window.

Garden

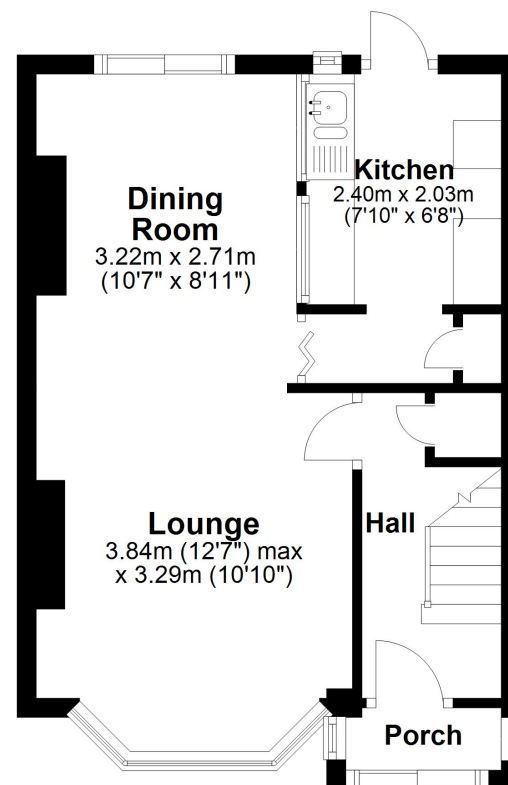
A sunny rear garden with with a patio area and lawn areas. Outside shed and rear gated access.

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.

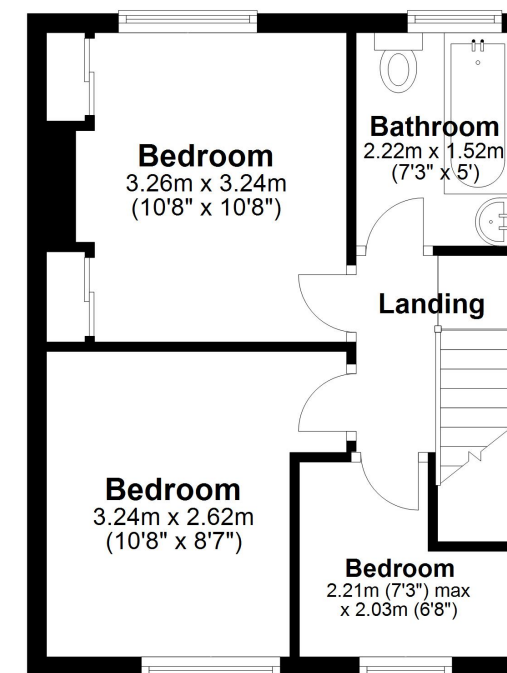
Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 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.

