



Dover
CT17 9LP

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 - £325,000 | Extended Three-Bedroom End Terrace Townhouse in Desirable Elms Vale, Dover. This beautifully presented three-bedroom townhouse in the sought-after Elms Vale area of Dover offers a fantastic opportunity for families, professionals, or first-time buyers looking for a move-in ready home with modern comforts and flexible living space. The property features a ground-floor extension, creating a bright and versatile living/dining area that flows effortlessly from the modern fitted kitchen and opens directly onto the generous garden - ideal for entertaining, relaxing, or family life. A welcoming hallway with a convenient WC completes the practical ground-floor layout. Upstairs, there are two well-proportioned bedrooms with built-in storage and a contemporary family shower room. The top-floor main bedroom is a standout feature, offering an en suite bathroom and an abundance of natural light. Additional benefits include double glazing throughout and gas central heating, with a new boiler installed in November 2023, ensuring comfort and efficiency all year round. Externally, the property provides off-street parking via a driveway, gated access to the garden, and a garage en bloc for extra storage or vehicles. Located within easy reach of schools, shops, and transport links, this home combines practical living with a prime location, making it a must-see. For your chance to view call Burnap + Abel on 01304 279107.



W.C.

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m)

Lounge

16' 3" x 14' 8" (4.95m x 4.47m)

Dining Area

12' 8" x 9' 2" (3.86m x 2.79m)

Bedroom Two

12' 8" x 9' 3" (3.86m x 2.82m)

Bedroom Three

12' 7" x 9' 2" (3.84m x 2.79m)

Shower Room

7' 7" x 6' 6" (2.31m x 1.98m)

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m)

En Suite

Garden

Garage En Bloc & Off Street Parking

The property has off street parking at the front and a garage en bloc.

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.

