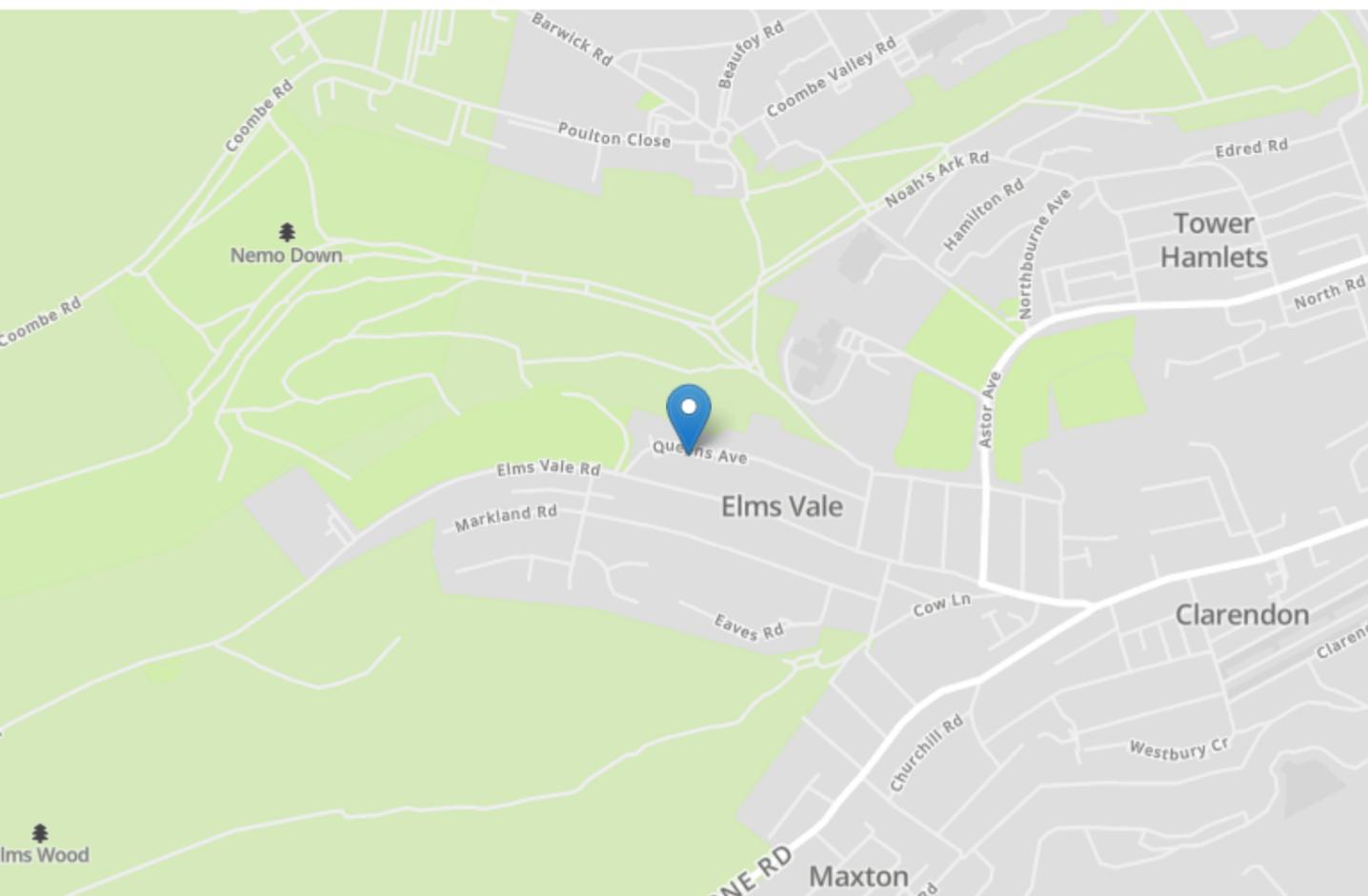


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

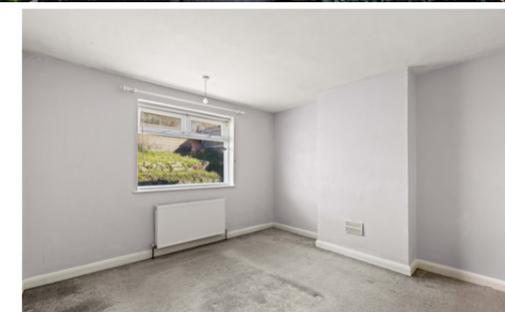


53 Queens Avenue

ELMS VALE, Dover
CT17 9PT

£240,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £240,000 to £250,000...Two-Bedroom Detached Bungalow | Highly Sought-After Location | Chain-Free | Potential Off-Road Parking (STPP) | Located in the highly desirable Queens Avenue in Elms Vale, Dover, this charming two-bedroom detached bungalow presents an excellent opportunity for buyers seeking a comfortable home with scope to enhance and personalise. The accommodation comprises two well-proportioned bedrooms, a spacious and light-filled lounge, a fitted kitchen, and a bathroom, all arranged to offer practical and convenient single-level living. Externally, the property enjoys a generous, sunny rear garden, side access, and a useful outside basement storage area. Subject to obtaining the necessary planning consents, there is also potential to create off-road parking, in keeping with several neighbouring properties. Further benefits include double glazing, gas central heating (with the boiler serviced in November 2025), and the advantage of being sold chain-free, allowing for a smooth and straightforward purchase. Situated in a popular residential location close to local amenities, this delightful bungalow combines comfort, potential, and an enviable setting. To arrange your viewing, contact Burnap + Abel today on 01304 279107.



Lounge

12' 2" x 12' 0" (3.71m x 3.66m)

Kitchen

11' 11" x 7' 1" (3.63m x 2.16m)

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Two

9' 11" x 8' 6" (3.02m x 2.59m)

Bathroom

5' 10" x 4' 11" (1.78m x 1.50m)

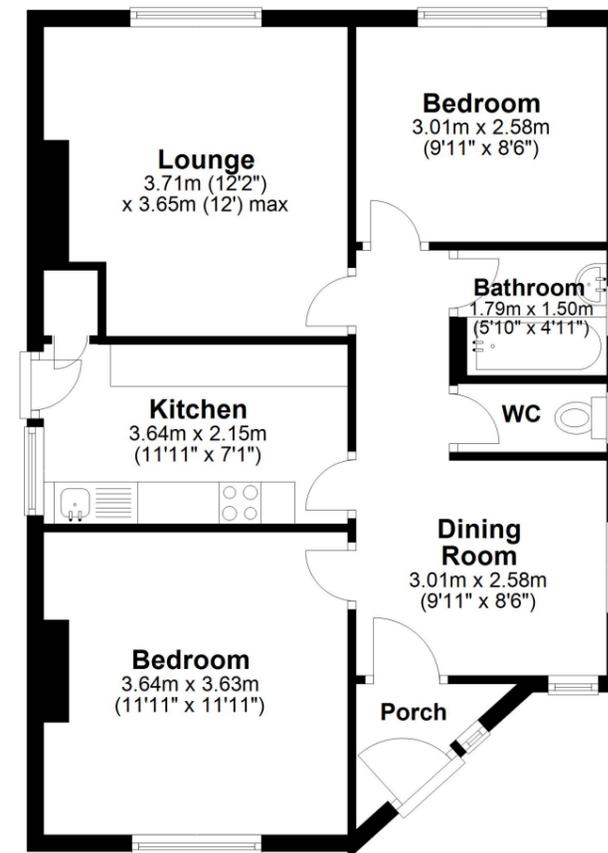
Garden

Area Information

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.

Ground Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

