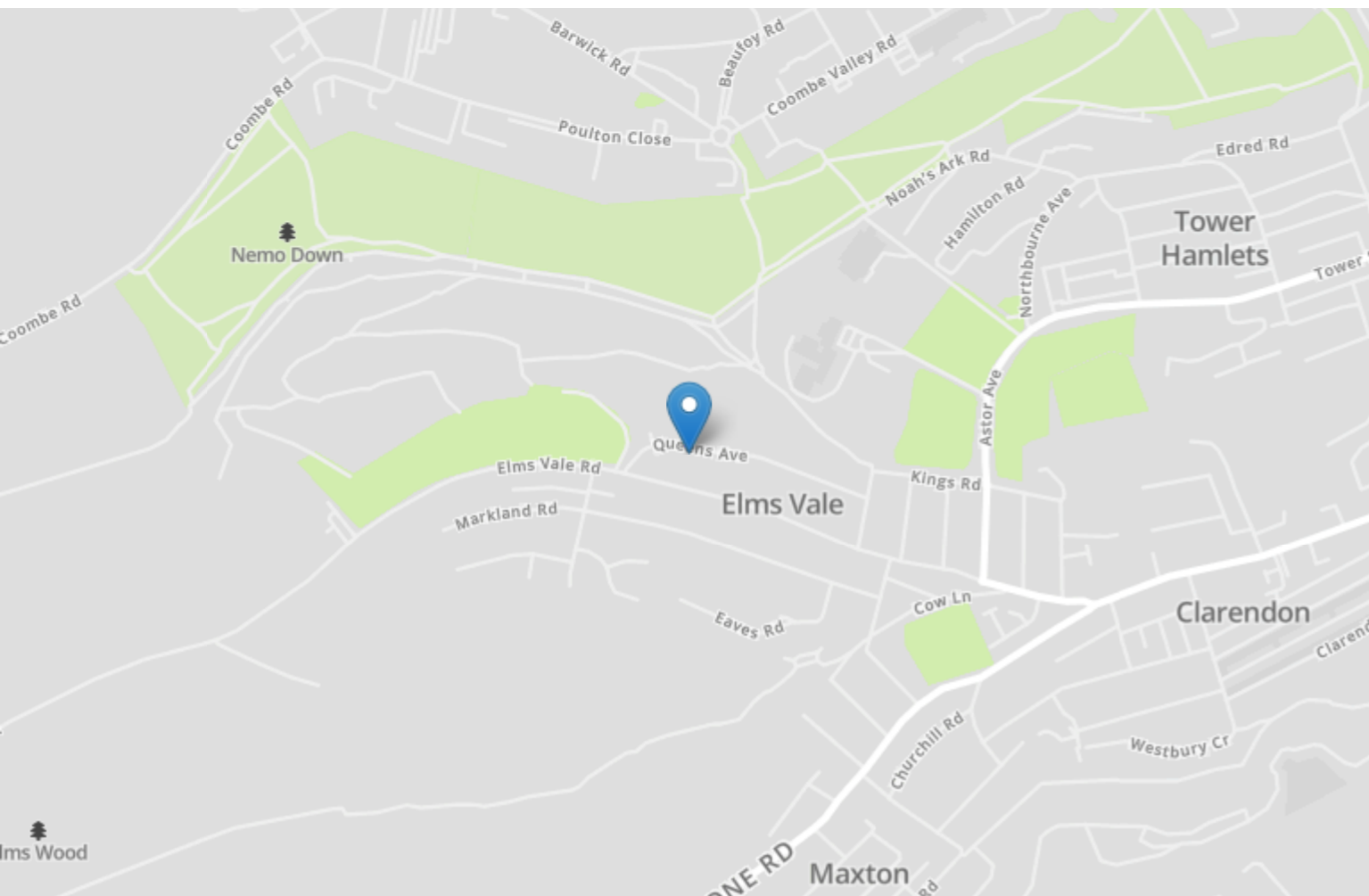


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



66 Queens Avenue

ELMS VALE, Dover
CT17 9PT

£250,000 FREEHOLD

Draft Details... Chain Free | Fabulous Two Bedroom Semi Detached Bungalow | Off Street Parking | Stunning Views | Summerhouse | Potential For A Loft Conversion (Subject To Obtaining Planning) | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached bungalow located in the highly sought after Queens Avenue, Elms Vale, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, kitchen, two double bedrooms and a bathroom. Additional benefits include off street parking for two cars, fabulous sunny rear garden boasting stunning views, double glazing, gas central heating (boiler serviced 2023) and NO ONWARD CHAIN. Elms Vale is a highly regarded area on the outskirts of Dover in close proximity to a number of reputable schools, the town centre and commuter routes. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator and doors leading to;

Lounge

14' 9" x 10' 11" (4.50m x 3.33m) Carpeted floor, radiator and double glazed window.

Kitchen

9' 10" x 7' 4" (3.00m x 2.24m) A mix of wall and base units, space for fridge freezer, washing machine, tumble dryer and dishwasher. Integrated oven/hob, double glazed window and door to the garden.

Bedroom One

10' 11" x 10' 2" (3.33m x 3.10m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 4" x 6' 4" (2.24m x 1.93m) Bath with overhead shower, wash hand basin, low level W.C., heated towel rail and frosted double glazed window.

Loft Room

14' 3" x 12' 7" (4.34m x 3.84m) Carpeted floor, lighting and a modern boiler (Serviced 2023).

Garden

A fabulous tiered rear garden with various seating and entertaining areas as well as breath taking views across Dover. Fantastic outside space to sit back and relax on those warm Summer evenings. Side access.

Off Road Parking

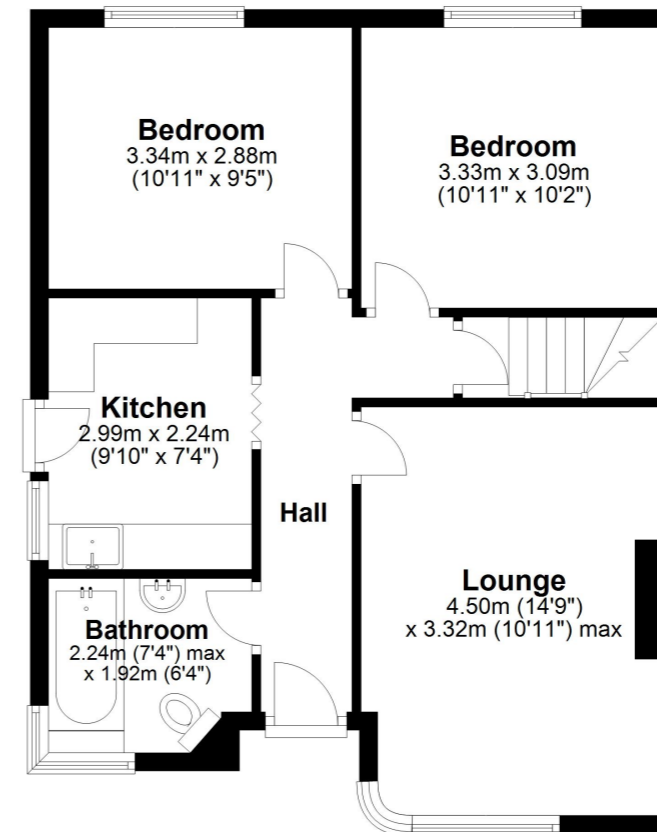
The property has parking for two approximately two vehicles.

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.

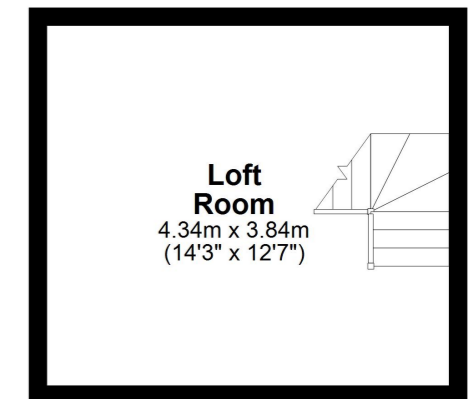
Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



First Floor

Approx. 16.7 sq. metres (179.4 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.

