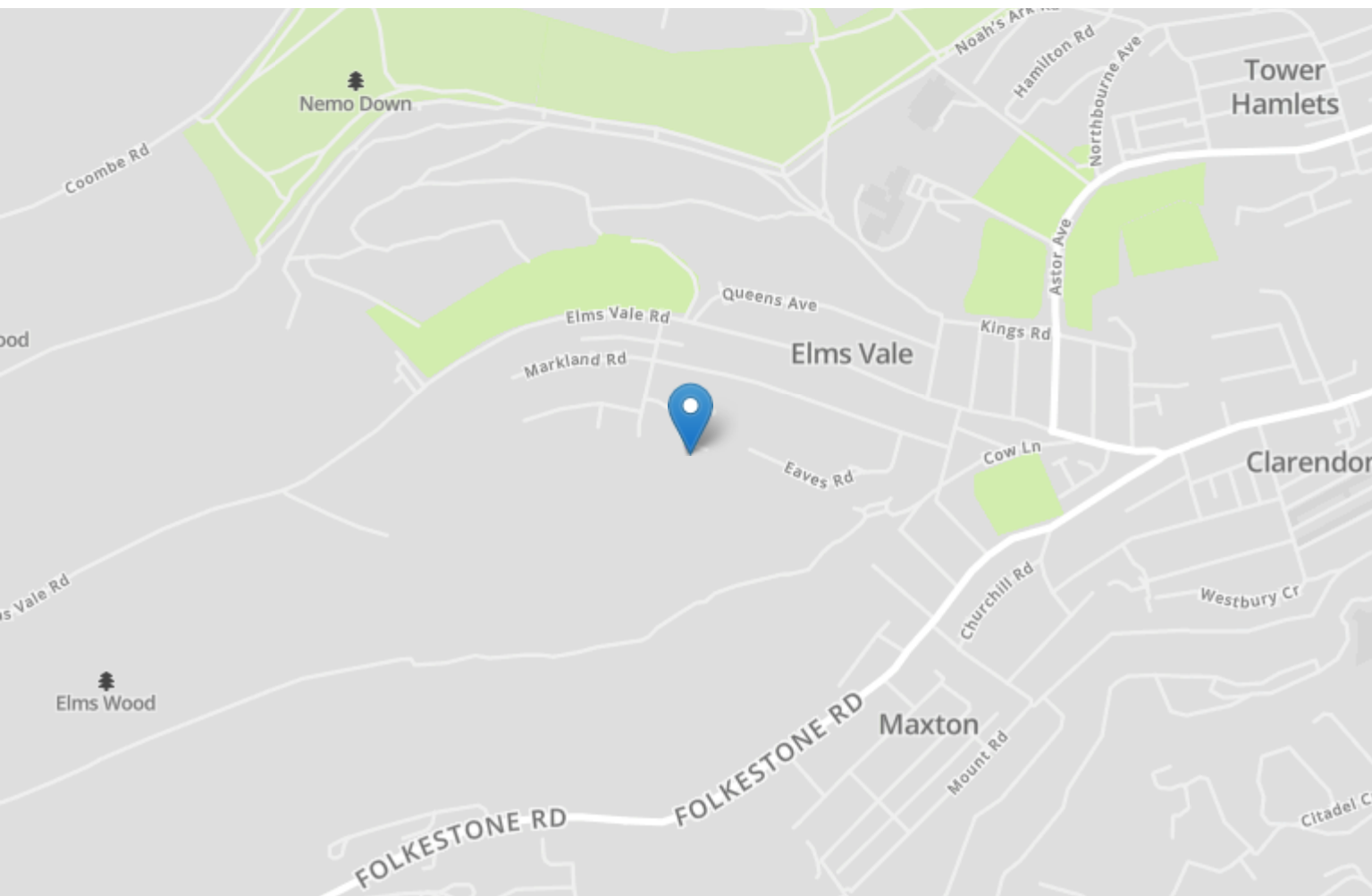


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



24 Elm Park Gardens

ELMS VALE, Dover
CT17 9NQ

£275,000 FREEHOLD

Draft Details...Fantastic Three Bed Semi Detached House | Lovely Views | Potential To Add A Garage & Parking (Subject To Obtaining All Relevant Planning) | Garden | Double Glazing & Gas Central Heating (Boiler Serviced July 2023) | Burnap + Abel are delighted to offer onto the market this fabulous three bed semi detached house located in the highly sought after Elm Park Gardens, Elms Vale, Dover. The property would be ideal for a growing family and the accommodation boasts a light and airy lounge, Kitchen, three bedrooms and a family bathroom. Additional benefits include a garden with side access, double glazing and gas central heating. Ideally situated in the popular location of Elms Vale which is a very popular suburb of the seaside town of Dover. This property is an ideal family home which 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.



Porch

Power sockets, door to garden.

Entrance Hall

Carpeted floor, larder, radiator, carpeted stairs and doors leading to;

Lounge

16' 0" x 11' 5" (4.88m x 3.48m) Light and airy lounge with carpeted floor, radiator, gas fire place and a large double glazed window offering views over Elms Vale.

Kitchen

11' 3" x 8' 7" (3.43m x 2.62m) A mix of wall and base units, integrated oven and gas hob, space for fridge and washing machine, radiator and two double glazed windows.

Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m) a double bedroom with carpeted floor, radiator and double glazed doors leading out to the garden. The vendors are currently using this as an extra reception room.

Bathroom

8' 7" x 4' 11" (2.62m x 1.50m) Bath with overhead shower, wash hand basin, low level W.C., radiator and a frosted double glazed window.

First Floor Landing

Carpeted stairs, double glazed windows, radiator, airing cupboard and doors leading to;

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m) Large double bedroom with carpeted floor, built in wardrobes and cupboard (loft space accessed behind the wardrobe), radiator and double glazed window with fantastic views over Elms vale.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m) Double bedroom with laminate floor, radiator and double glazed window offering boasting views over Elms Vale.

Garden

Private rear garden with paved and lawn areas, shed and side access.

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.

