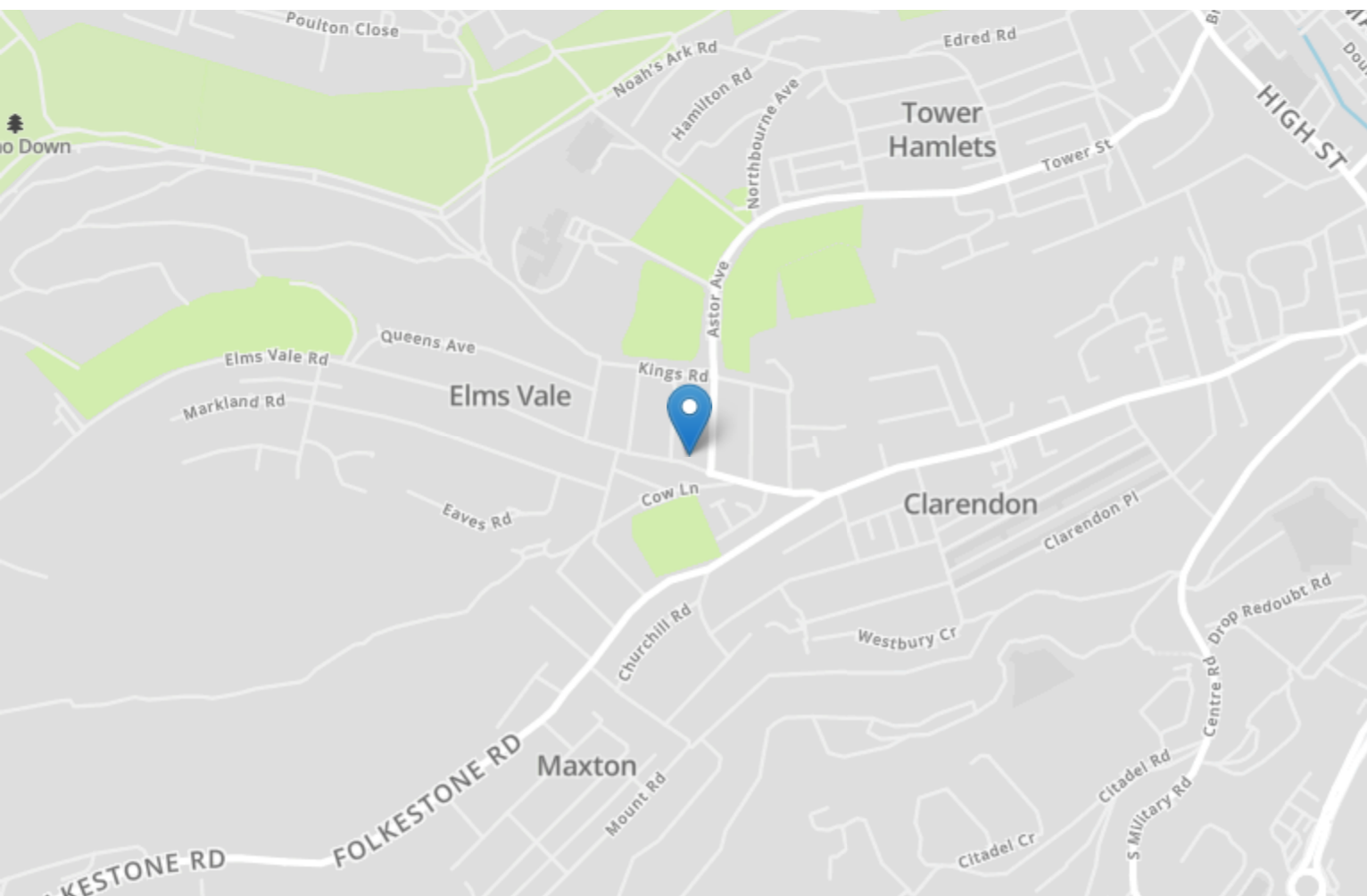


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



78 Elms Vale Road

ELMS VALE, Dover
CT17 9PE

£260,000 FREEHOLD

Draft Details... Offers Over £260,000 | Fabulous Three Bedroom House | Downstairs W.C. | Spacious Kitchen | Popular Residential Location | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Elms Vale Road, Elms Vale, Dover. The property is in wonderful condition throughout and the accommodation boasts a large lounge and dining room, spacious kitchen, three bedrooms and a bathroom. Additional benefits include a garden, downstairs W.C., double glazing and gas central heating. 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. For you chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiators x 2, under stairs cupboard, carpeted stairs to the first floor and doors leading to;

Lounge

13' 4" x 11' 9" (4.06m x 3.58m) Large lounge with carpeted floor, double glazed bay fronted windows and radiator.

Dining Area

11' 2" x 8' 4" (3.40m x 2.54m) Spacious dining area with carpeted floor, radiator, double glazed window and space for table and chairs.

Kitchen

16' 1" x 10' 0" (4.90m x 3.05m) A large kitchen with a mix of wall and base units, space for fridge freezer, cooker and washing machine. Double glazed windows.

W.C.

Low level W.C., wash hand basin and window.

First Floor Landing

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

Bedroom One

15' 3" x 11' 3" (4.65m x 3.43m) Large double bedroom with carpeted floor, radiator and double glazed windows.

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 0" x 7' 9" (2.74m x 2.36m) A generous size third bedroom with carpeted floor, cupboard with wall mounted boiler, radiator and double glazed window.

Bathroom

8' 0" x 7' 1" (2.44m x 2.16m) Bath with overhead electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

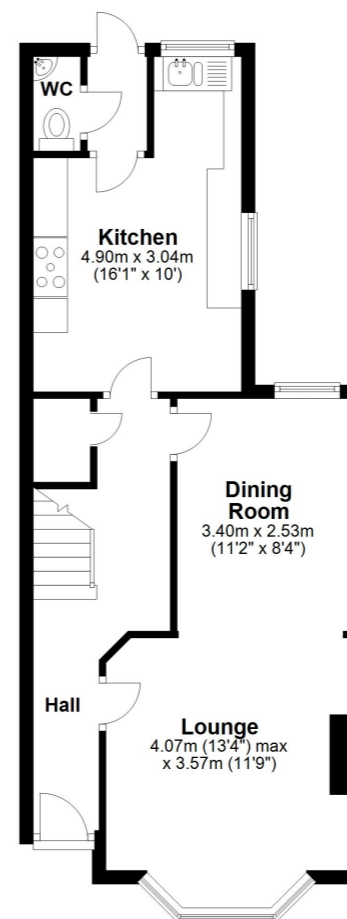
A sunny rear garden with lawn and decked areas.

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 are several primary and secondary schools 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.

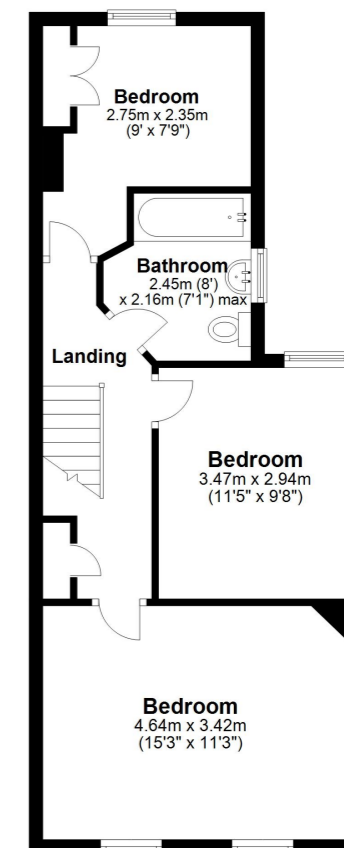
Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.7 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.

