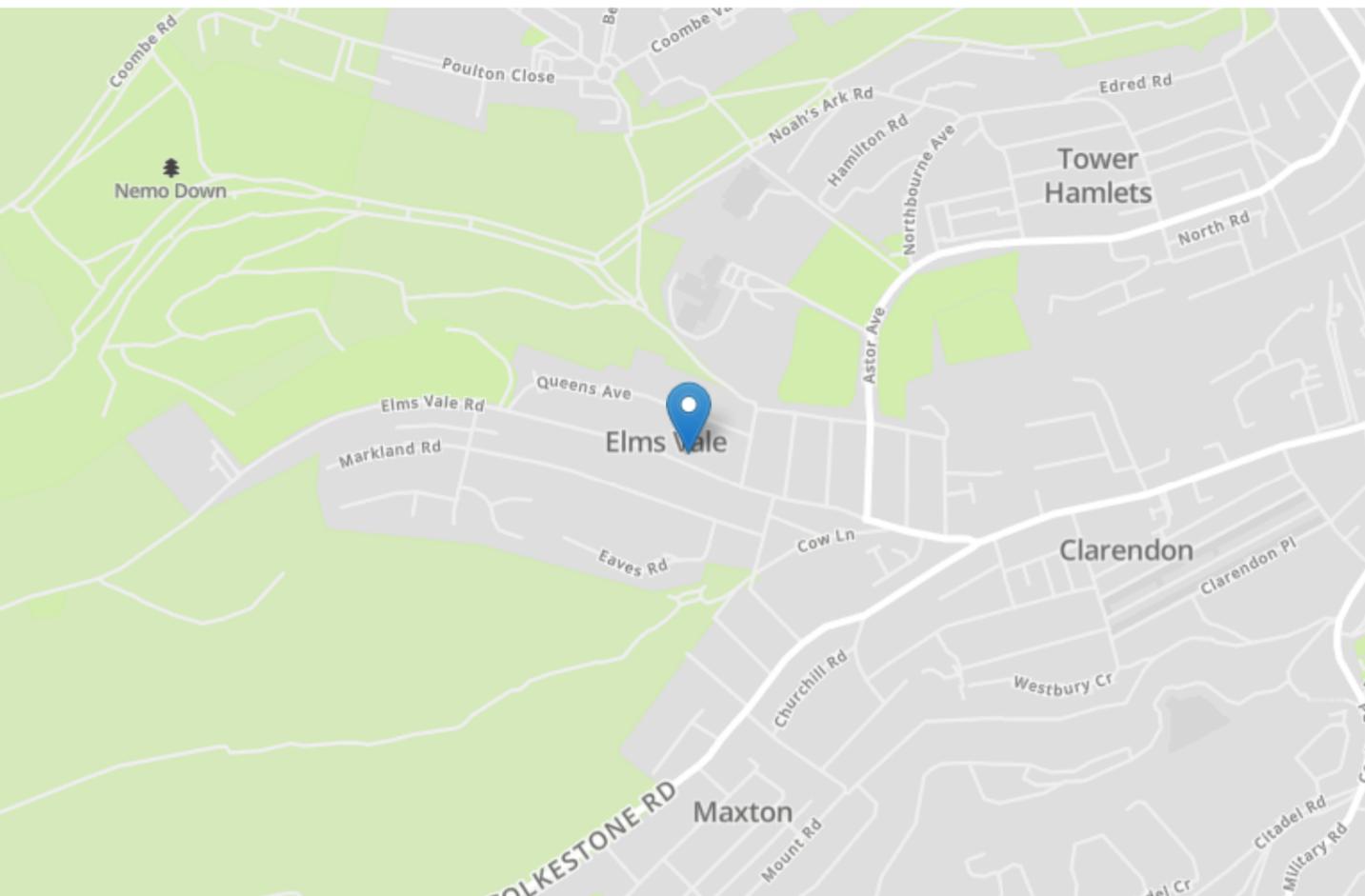


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



178 Elms Vale Road

ELMS VALE, Dover
CT17 9PN

£300,000 FREEHOLD

Draft Details...CHAIN FREE FOR SALE THROUGH BURNAP + ABEL... | Burnap + Abel are delighted to offer this chain free beautifully presented three-bedroom semi-detached home located on the ever-popular Elms Vale Road, Dover. The property features a welcoming entrance hallway leading to an open-plan lounge/dining room with French doors opening onto the rear garden, creating a bright and spacious living area. This flows seamlessly into a modern fitted kitchen with Quartz worktops and a range of integrated appliances. Upstairs are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, and a modern family bathroom with both bath and separate shower. Additional benefits include a partially boarded loft with ladder, gas central heating, and double glazing. Externally, the property offers off-street parking, side access, an electric vehicle charging point, and a beautifully landscaped rear garden with patio, artificial lawn, and a summer house with electricity. Ideally located close to schools, shops, amenities, and transport links, including Dover Priory station with high-speed rail services to London St Pancras, this home is perfect for families and commuters alike. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

13' 4" x 12' 0" (4.06m x 3.66m)

Dining Area

13' 11" x 10' 11" (4.24m x 3.33m)

Kitchen

10' 1" x 6' 5" (3.07m x 1.96m)

Bedroom One

12' 10" x 11' 1" (3.91m x 3.38m)

Bedroom Two

12' 9" x 8' 3" (3.89m x 2.51m)

Bedroom Three

8' 2" x 7' 4" (2.49m x 2.24m)

Bathroom

8' 2" x 6' 6" (2.49m x 1.98m)

Garden**Summer House**

9' 1" x 8' 8" (2.77m x 2.64m)

Storage

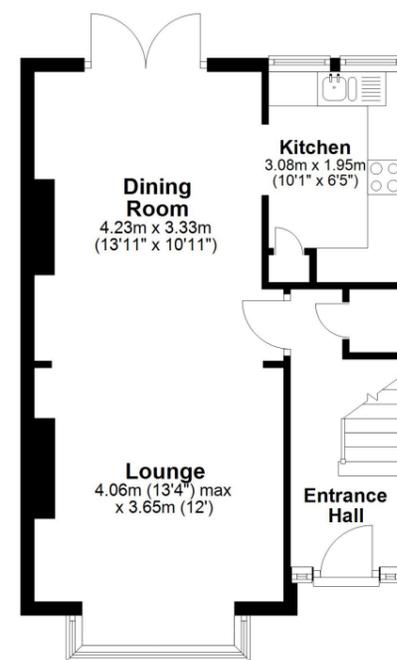
19' 1" x 8' 1" (5.82m x 2.46m)

Off Street Parking**Area Information**

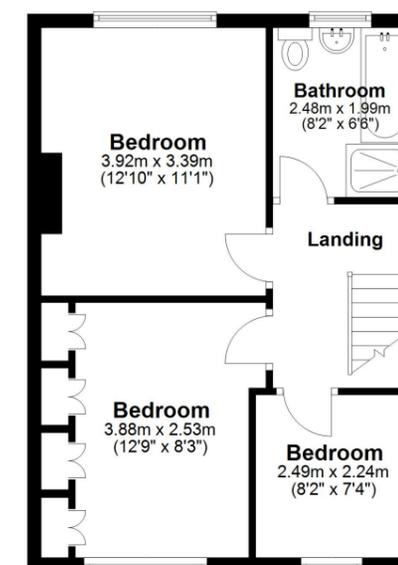
Elms Vale is one of Dover's most sought after locations and is within a short walk to Dover Priory station where you can access the high speed rail link into London. There are a fine selection of primary, secondary and grammar schools nearby making the perfect location to raise a family.

Ground Floor

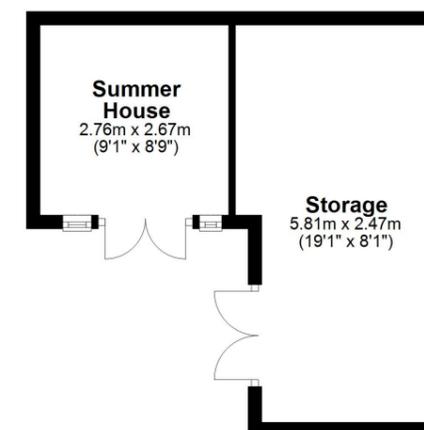
Approx. 42.2 sq. metres (454.7 sq. feet)

**First Floor**

Approx. 42.3 sq. metres (455.7 sq. feet)

**Outbuilding**

Approx. 23.1 sq. metres (248.3 sq. feet)



Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

