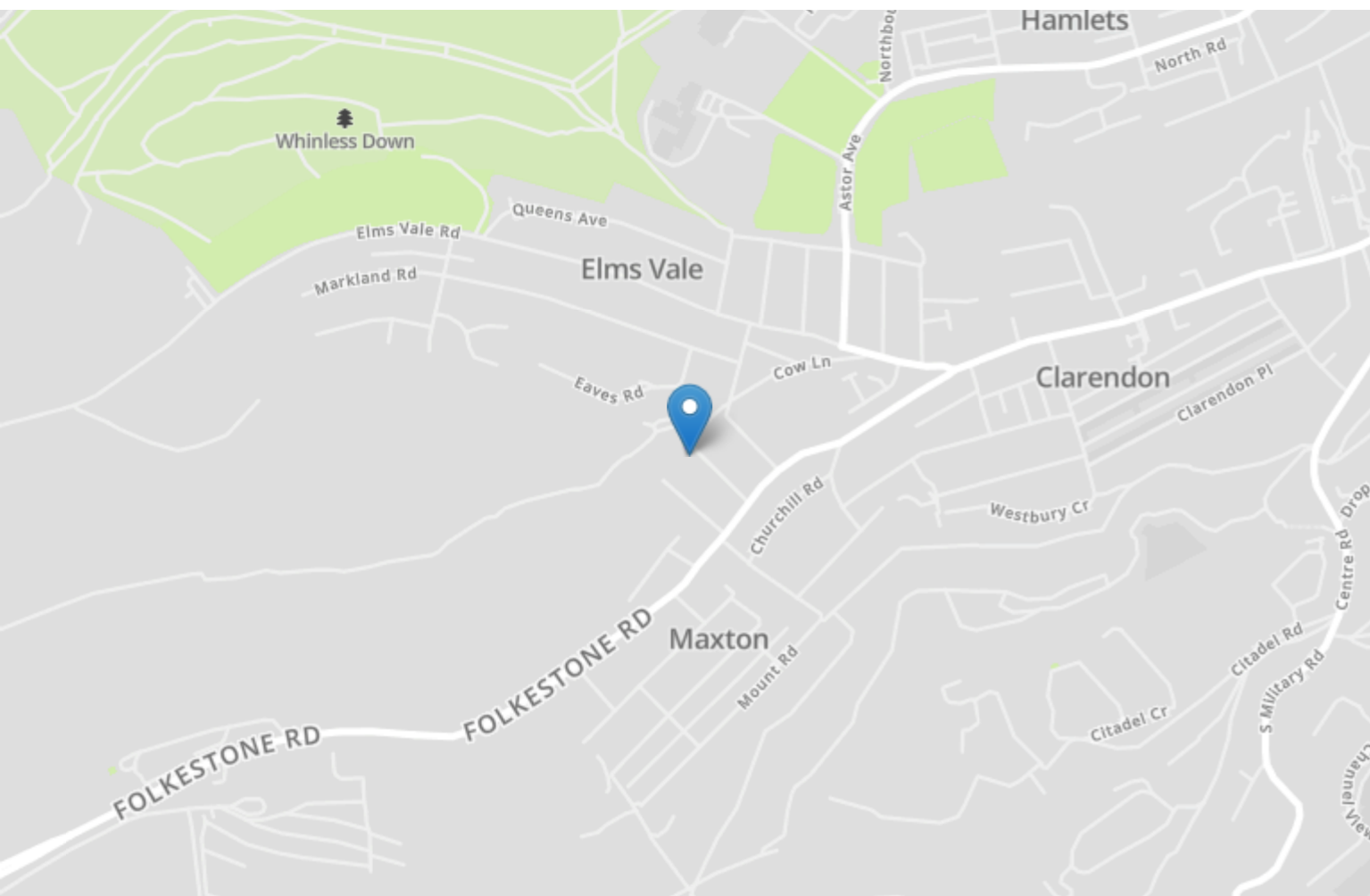


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 40 Malmain Road

Dover  
CT17 9JD

**£240,000**

Draft Details...Price Range £240,000 To £250,000 | Fantastic Three Bedroom House | Garden | Cul De Sac | Double Glazing & Gas Central Heating | Utility Room | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Malmain Road, Dover. The property would be ideal for first time buyers, those with a growing family and the accommodation boasts a lounge, dining room, spacious kitchen, three bedrooms and a family bathroom. Additional benefits include a utility room, downstairs W.C., sunny rear garden, double glazing and gas central heating. The property is situated in the popular Maxton area of town and only a short distance from the town centre. Dover main-line railway station with the fast link train to St Pancras in just over an hour is within walking distance. Close by is the St James retail development cinema, restaurants and shops including Next and M&S. Within the area, there is a good range of primary and secondary schools, together with the Dover Boys' Grammar School. Elms Vale recreation ground and the hills are close by. There are good access routes to the A20/M20. For your chance to view call sole agent Burnap + Abel on 01340 279107.



## Entrance Hall

Laminate floor, radiator, carpeted stairs to first floor and doors leading to;

## Lounge

12' 6" x 10' 10" (3.80m x 3.29m) A generous size lounge with carpeted floor, double glazed bay fronted windows, radiator and a lovely feature fire place.

## Dining Room

14' 1" x 10' 7" (4.30m x 3.23m) Large dining room with feature fire place, under stair storage cupboard, space for table and chairs, radiator and double glazed doors to the garden.

## Kitchen

10' 3" x 8' 8" (3.12m x 2.63m) Modern style kitchen with a mix of wall and base units, integrated fridge, dishwasher, oven/hob, wall mounted boiler and double glazed window.

## Utility

9' 4" x 8' 9" (2.84m x 2.67m) Space for washing machine and tumble dryer, integrated freezer, sink, double glazed window and door to the garden.

## W.C.

Low level W.C. and frosted double glazed window.

## First Floor Landing

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

## Bedroom One

14' 1" x 10' 4" (4.30m x 3.16m) Large double bedroom with carpeted floor, over stairs cupboard, feature fire place, double glazed bay fronted windows and radiator.

## Bedroom Two

10' 8" x 9' 5" (3.24m x 2.86m) Double bedroom with carpeted floor, feature fire place, built in cupboard space, radiator and double glazed window.

## Bedroom Three

8' 9" x 8' 9" (2.68m x 2.66m) A good size third bedroom with carpeted floor, feature fire place, radiator and double glazed window.

## Bathroom

6' 6" x 5' 2" (1.97m x 1.57m) Low level W.C., bath with over head electric shower, wash hand basin, heated towel rail and frosted double glazed window.

## Garden

A good size sunny rear garden with lawn and patio areas. Large shed and rear access.

## Area Information

Malmains Road is situated in the historic seaside town of Dover in the locally well known area of Elms Vale. The immediate area is popular is popular with first time buyers and families alike. Its placed very conveniently to Dover town centre and is within walking distance to Dover Priory train station giving access to the high speed rail link into London St. Pancras.

