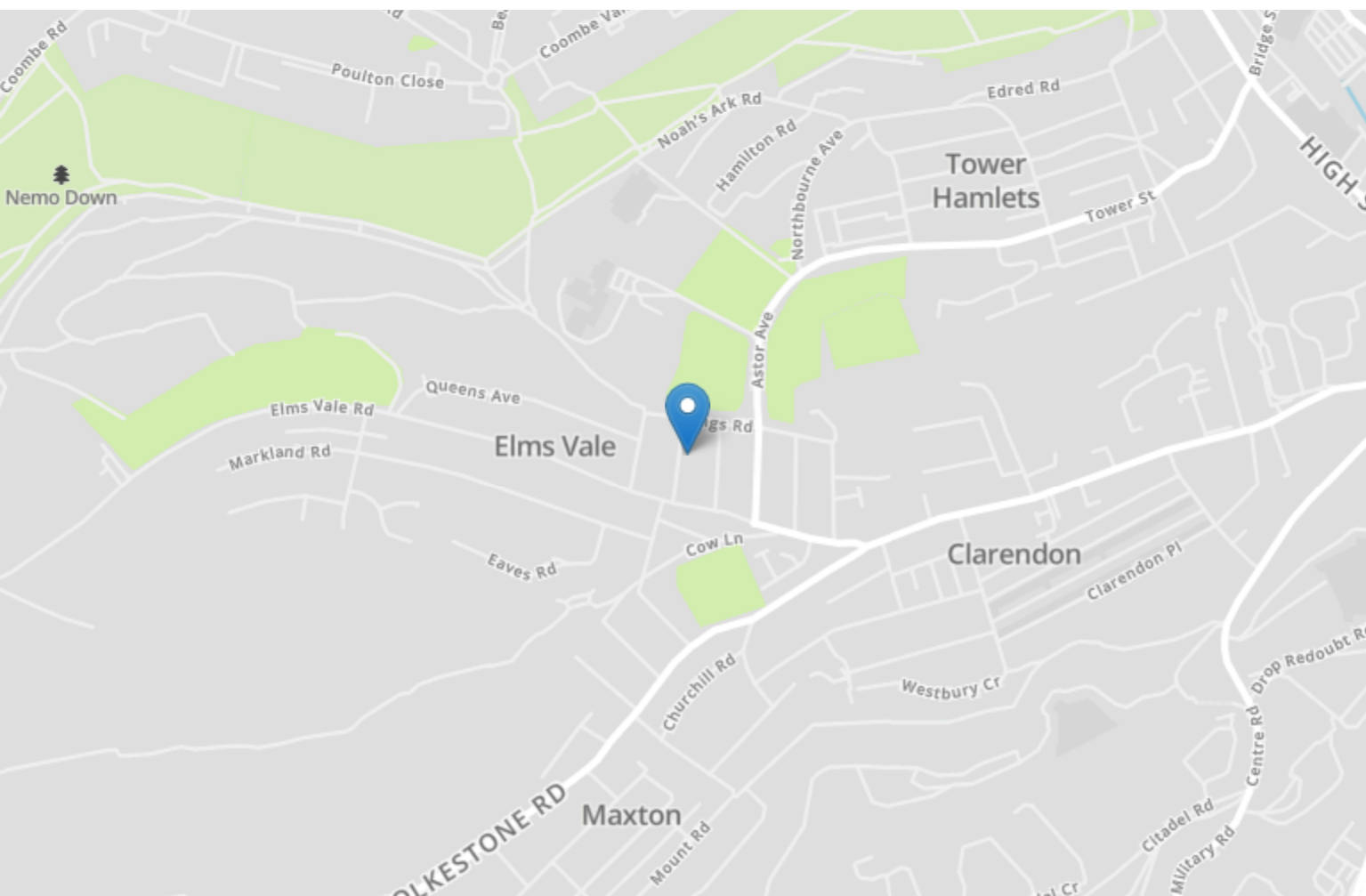


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

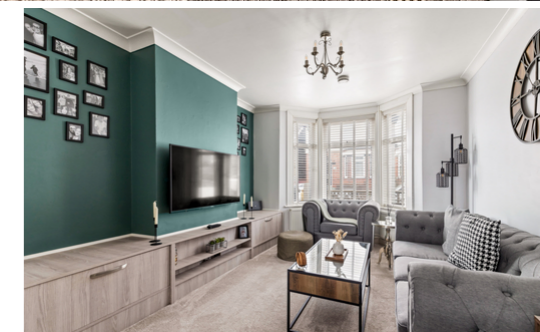


14 Chevalier Road

ELMS VALE, Dover
CT17 9PG

£220,000 FREEHOLD

Draft Details...Price Range £220,000 - £230,000 | Fabulous Two Bedroom House | Study | Conservatory | Sunny Rear Garden | Burnap + Abel are delighted to offer onto the market this wonderful two bedroom house located in the highly sought after Chevalier Road, Elms Vale, Dover. The property is in wonderful condition throughout and the accommodation boasts a lounge, dining room, spacious kitchen, two double bedrooms and a modern family bathroom. Additional benefits include a sunny rear garden, conservatory, study, double glazing and gas central heating. Conveniently located a moment's distance from reputable schools in Elms Vale and close proximity to Dover Priors Station, with its high speed connections to London, this home is ideally placed for access to Dover town centre, port and seafront and the Channel Tunnel services at Folkestone. The Western Heights and the protected Area of Outstanding Natural Beauty around Little Farthingloe, with its excellent farm shop, are all within an easy and pleasant walk. For your chance to view, call sole agent Burnap + Abel now on 01304 279107.



Porch

Entrance Hall

Radiator, carpeted stairs to first floor and doors leading to;

Lounge

12' 9" x 10' 8" (3.89m x 3.25m) Carpeted floor, double glazed bay fronted windows and radiator.

Dining Room

11' 6" x 10' 11" (3.51m x 3.33m) Spacious dining area with carpeted floor, under stair cupboard space, radiator and double glazed window.

Kitchen

10' 7" x 8' 5" (3.23m x 2.57m) A mix of wall and base units, space for fridge freezer and washing machine, integrated oven/hob, cupboard with wall mounted boiler and double glazed window.

Conservatory

9' 5" x 5' 8" (2.87m x 1.73m)

First Floor Landing

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

Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m) Large double bedroom with carpeted floor, radiators and double glazed windows.

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m) Double bedroom with carpeted floor, radiator and double glazed window.

Study

5' 7" x 4' 3" (1.70m x 1.30m) A handy office with lighting, power & double glazed window. Vendors are currently using this as a walk in wardrobe.

Bathroom

8' 6" x 6' 1" (2.59m x 1.85m) Modern bathroom with a low level W.C., wash hand basin, bath with overhead shower, radiator and double glazed window.

Garden

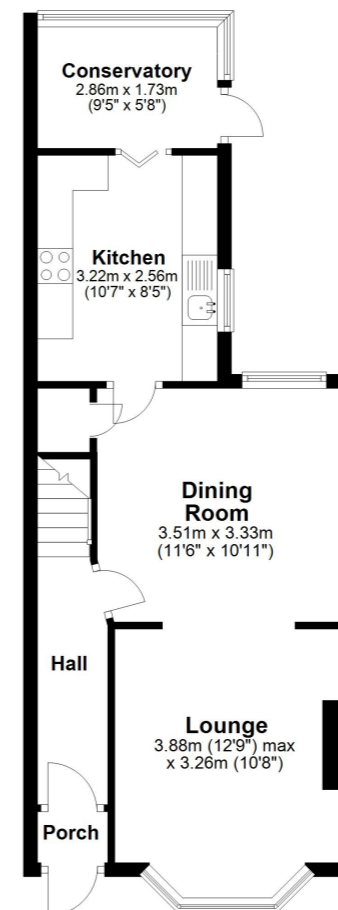
A sunny and child friendly rear garden with lawn, paved and decked areas.

Area Information

Located close to the centre of Dover with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants.

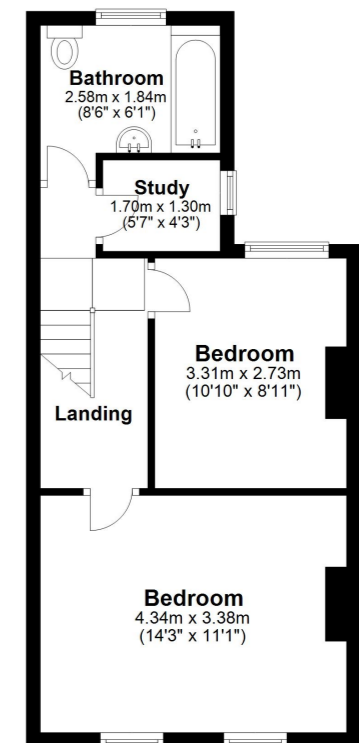
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 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.

