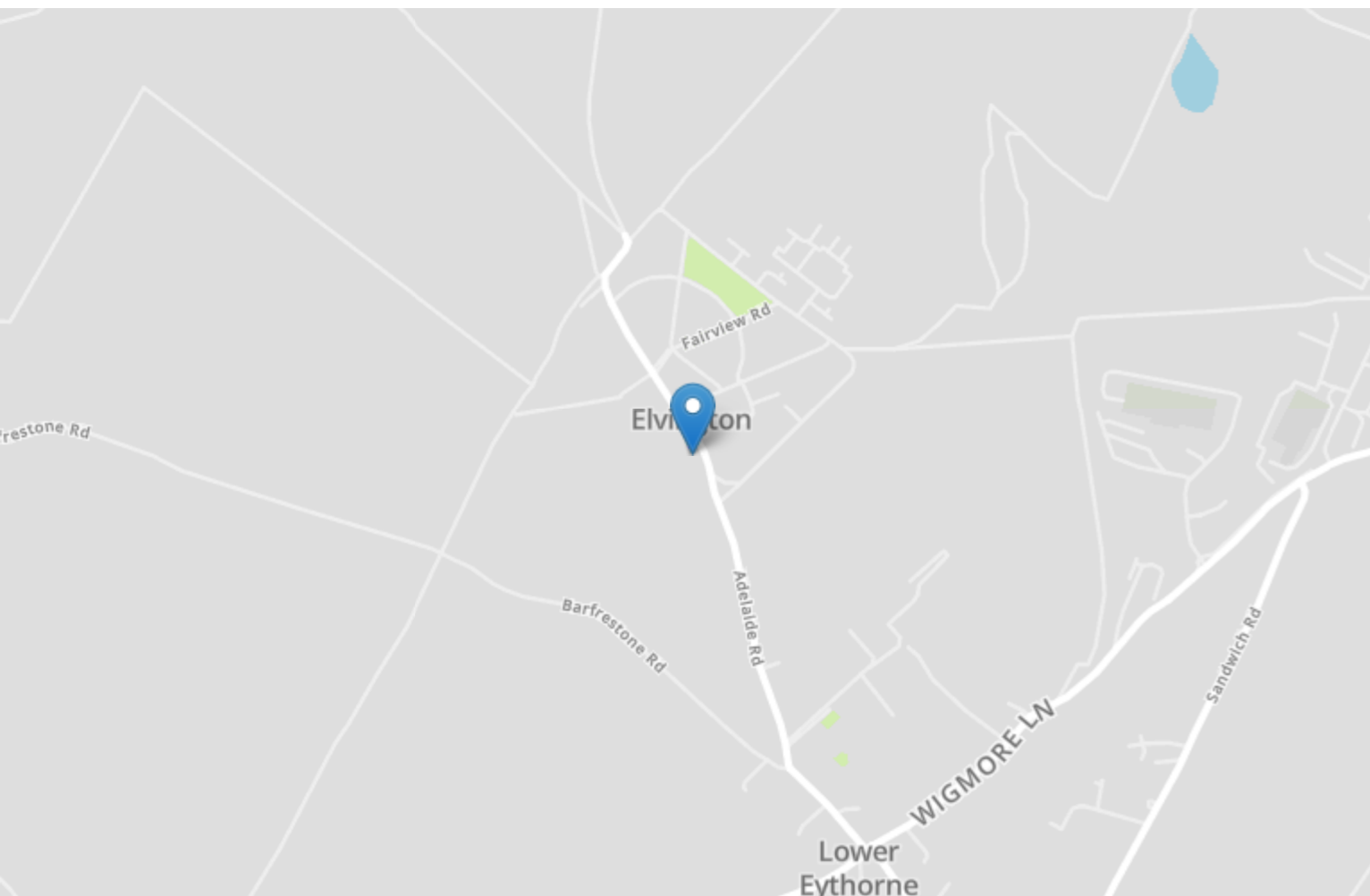


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



66 Adelaide Road

ELVINGTON, Dover
CT15 4DP

£260,000 FREEHOLD

Draft Details...Price Range £260,000 - £270,000 | Fabulous Three Bed Semi Detached House | Off Street Parking For Numerous Cars | Spacious Sunny Rear Garden | Ideal For First Time Buyers & Those With A Growing Family | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached house located in the highly sought after Adelaide Road, Elvington, Dover. The property is in very good condition throughout and the accommodation boasts a lounge with wood burner, modern kitchen, three bedrooms and a modern shower room. Additional benefits include off street parking for numerous cars, sunny rear garden with bar area, outbuilding that could be converted into an office and side access, double glazing and gas central heating (boiler serviced 2023). Elvington boasts a local primary school and an array of local amenities. It is surrounded by beautiful countryside and is just a 20 minute drive into the vibrant and historic city of Canterbury. There are mainline train stations within a 5 minute drive and there is a local bus service that runs to secondary schools in both Dover and Canterbury. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

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

Lounge

15' 0" x 11' 11" (4.57m x 3.63m) Laminate floor, wood burner, under stairs cupboard, radiator and double glazed window.

Kitchen

17' 11" x 7' 8" (5.46m x 2.34m) Modern kitchen with Granite worktops, a mix of wall and base units, integrated steam ovens and gas hob, space for fridge freezer, breakfast bar, radiator and double glazed window.

Utility Area

Space for washing machine and tumble dryer. Door to the rear garden.

Shower Room

6' 4" x 5' 3" (1.93m x 1.60m) Shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

First Floor Landing

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

Bedroom One

17' 2" x 8' 9" (5.23m x 2.67m) Double bedroom with laminate floor, radiator and double glazed windows.

Bedroom Two

11' 3" x 9' 4" (3.43m x 2.84m) Double bedroom with laminate floor, built cupboard space, radiator and double glazed window.

Bedroom Three

8' 5" x 8' 0" (2.57m x 2.44m) A generous size third bedroom with laminate floor, radiator and double glazed window.

Garden

A large sunny rear garden with paved, lawn and decked areas. Outbuilding that could be converted into an office and a bar area with power. Side access.

Off Street Parking

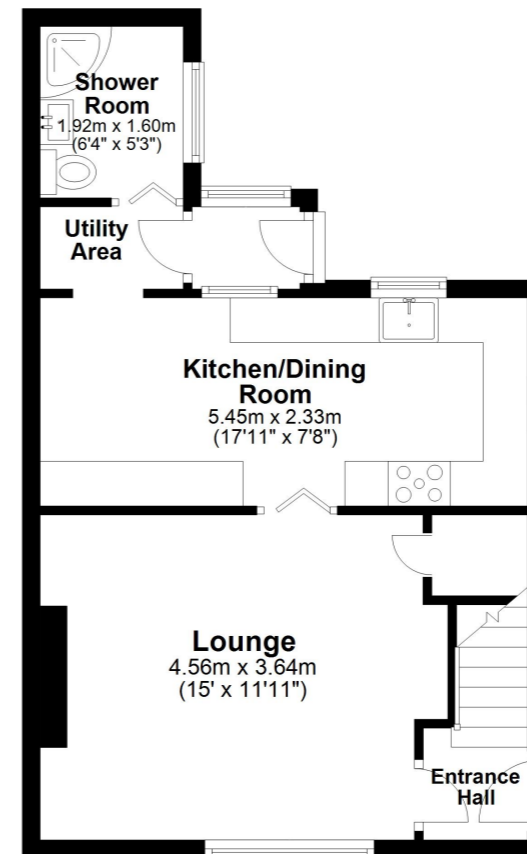
The property comes with off street parking for multiple vehicles.

Area Information

Situated in the popular village of Elvington, with several shops and a primary school; there is a good local bus service and close by is the main-line railway station at Shepherdswell, and from Dover Priory station is the fast link train to London St Pancras in 1 hour 10 minutes There are good access routes to the A2/M2 to Canterbury and London.

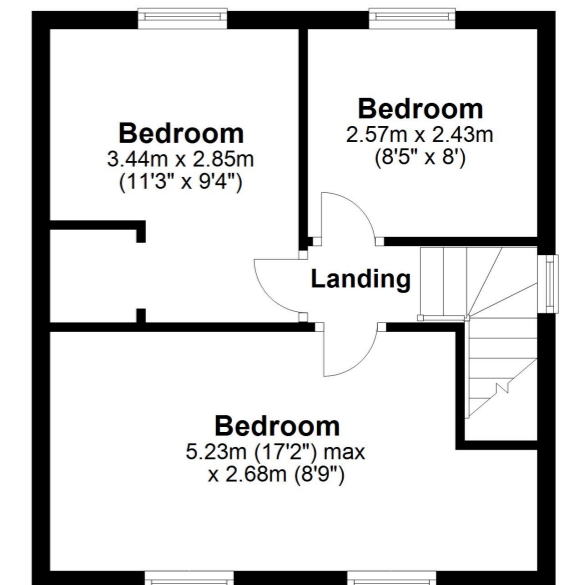
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.7 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.

