











This welcoming three-bedroom semi-detached home is nestled in the highly desirable 'tree lined' Elms Vale Road. The property boasts comfortable and spacious living accommodation and is complemented by a pretty front and rear garden, perfect for relaxation and outdoor activities. Additionally, a detached garage provides convenient parking and storage space, making this home an ideal choice for those seeking both comfort and practicality in a sought-after location. GROUND FLOOR: Entrance porch, hallway two spacious reception rooms, kitchen and rear lobby/utility. FIRST FLOOR: Landing, three bedrooms and bathroom/WC. OUTSIDE: Front garden set behind low wall and pretty rear garden with sun terrace, lawn, colourful borders and further sun terrace located to the end of the garden providing the perfect place to entertain or just relax. Door from garden to detached garage with up and over door to front and vehicular access to the side. Solar panels to roof. NO CHAIN. EPC Rating: D



**Guide Price £315,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Heating** Gas and solar panels

**EPC Rating** D

**Council Tax** Band C

Dover District Council

**Situation**

Elms Vale road is conveniently located close to Dover Town Centre, providing easy access to a variety of amenities, including shopping, educational, and recreational facilities. The Docks and seafront are nearby, offering regular ferry crossings to The Continent, and the St James' Retail Park is also within easy reach. The property is situated on a main bus route, with a popular school and park nearby, along with several primary and secondary schools located within the town. For commuters, the nearby A2 dual carriageway offers a quick connection to the historic Cathedral City of Canterbury. Additionally, Dover Priory mainline railway station provides excellent high-speed links to the capital, making it an ideal location for those needing efficient transport options.

**The accommodation comprises**

**Ground floor**

Entrance porch

Entrance hall

Living room

12' 0" x 11' 1" (3.66m x 3.38m)

Dining room

13' 11" x 11' 11" (4.24m x 3.63m)







## Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

## Rear porch/utility

## First floor

### Landing

### Bedroom one

12' 8" x 11' 1" (3.86m x 3.38m)

### Bedroom two

12' 6" x 11' 1" (3.81m x 3.38m)

### Bedroom three

8' 3" x 6' 6" (2.51m x 1.98m)

## Bathroom/WC

## Outside

### Garage

18' 1" x 10' 6" (5.51m x 3.20m)

## Front and rear garden













Approximate Gross Internal Area (Including Low Ceiling) = 88 sq m / 948 sq ft  
Garage = 18 sq m / 189 sq ft

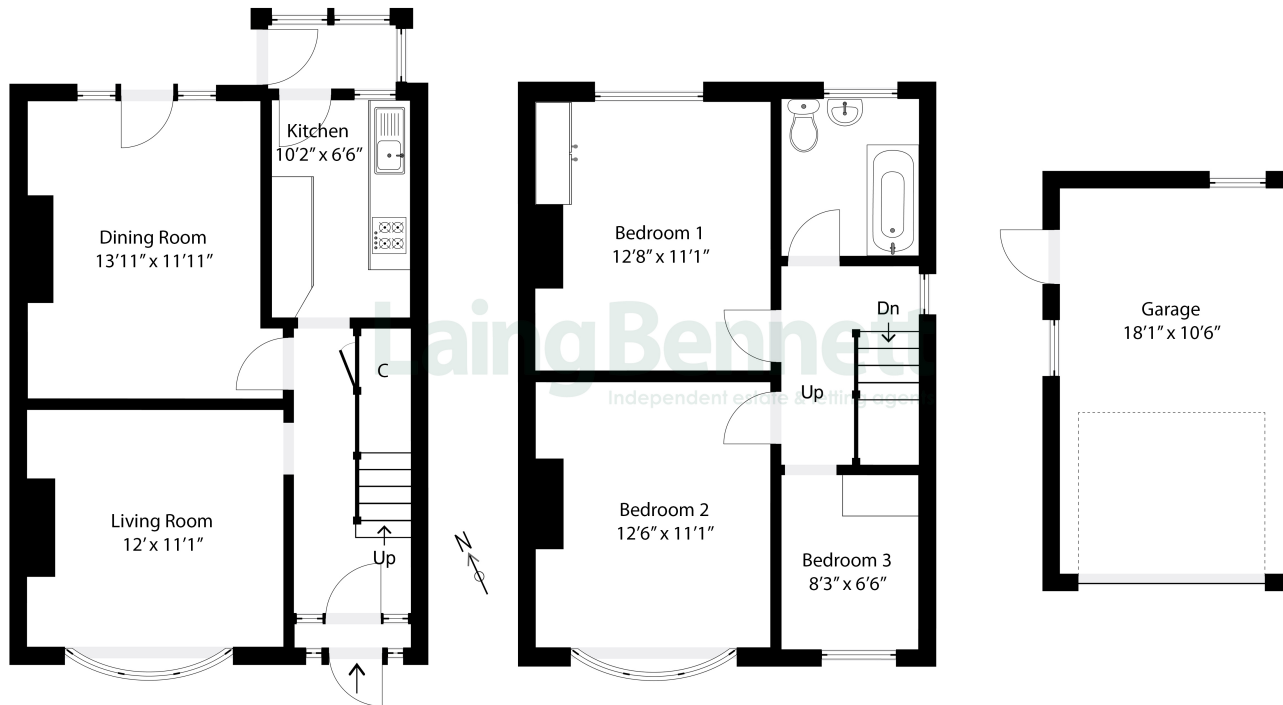


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



**Need to book a viewing?**

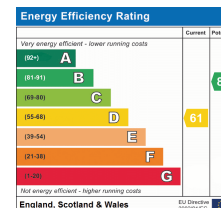
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