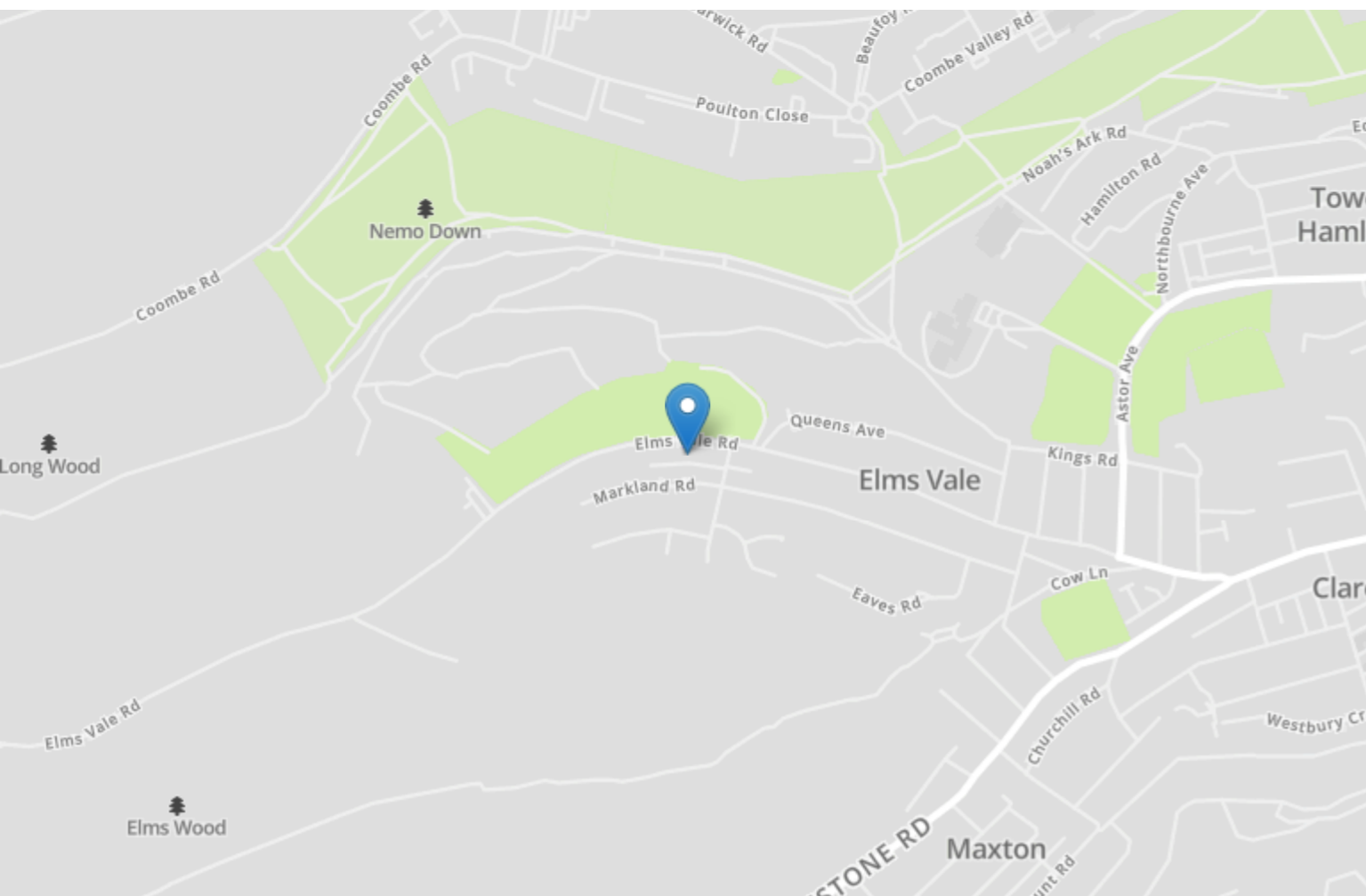


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 191 Elms Vale Road

ELMS VALE, Dover  
CT17 9PR

**£230,000 FREEHOLD**

Draft Details... Price Range £230,000 - £240,000 | Chain Free | Garage & Parking | In Need Of Refurbishment | Burnap + Abel are delighted to offer onto the market this 2 bedroom semi detached house located in the highly sought after Elms Vale Road, Elms Vale, Dover. The property is in need of refurbishment and the accommodation boasts a lounge, dining room that was previously a third bedroom, kitchen, two double bedrooms and a wet room. Additional benefits include a garage and parking to the rear, conservatory, garden, double glazing, gas central and NO ONWARD CHAIN. Ideally situated in the popular location of Elms Vale which is a very popular suburb of the seaside town of Dover. This property is within walking distance to schools and shops. There are also good transport links including local bus services and Dover Priory train station all within easy reach. For your chance to View call sole agent Burnap + Abel on 01304 279107.

## Entrance Hall

## Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

## Lounge

16' 1" x 11' 3" (4.90m x 3.43m)

## Dining Room

11' 5" x 9' 5" (3.48m x 2.87m)

## Conservatory

9' 7" x 6' 0" (2.92m x 1.83m)

## Wet Room

8' 7" x 4' 11" (2.62m x 1.50m)

## Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m)

## Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

## Garden

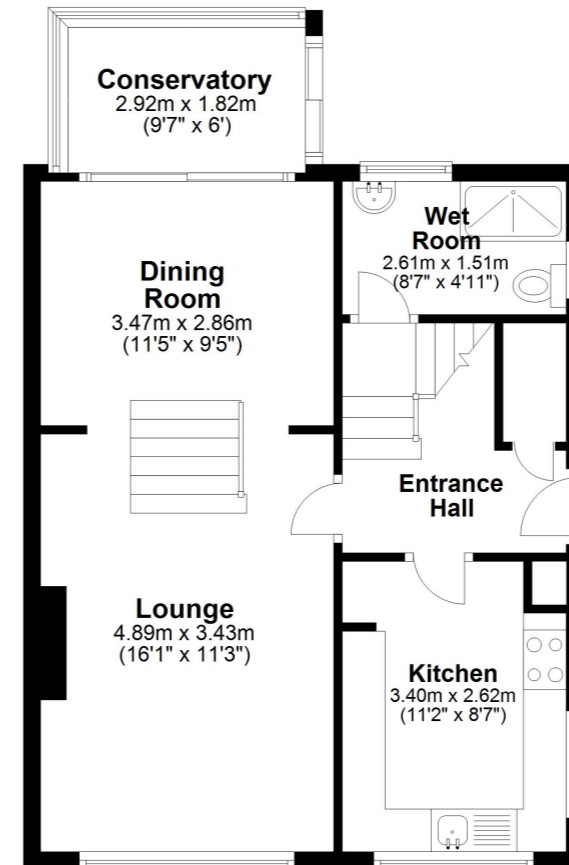
## Garage & Parking To The Rear

## 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.

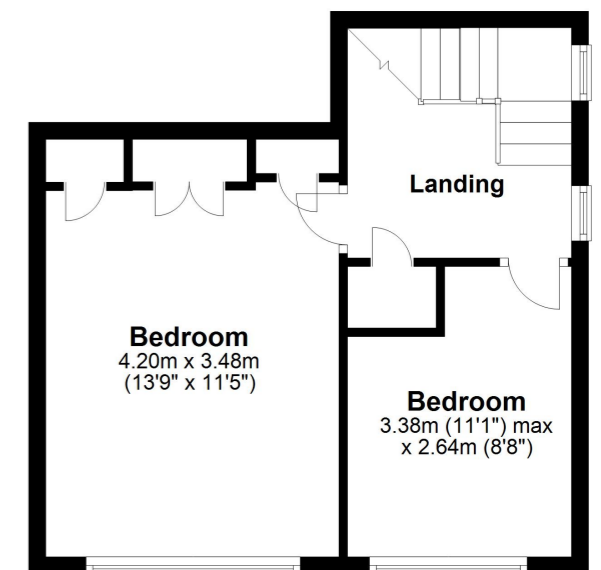
## Split Level Ground Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.2 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.