

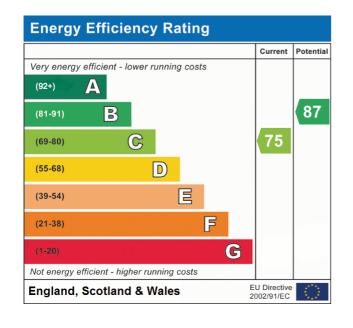
Burnap + Abel
The Charlton Centre High St
Dover

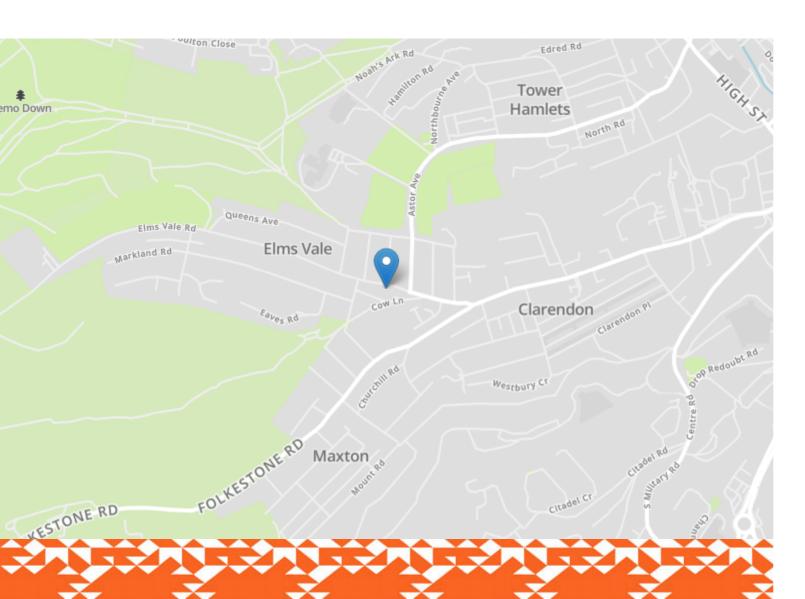
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31 Elms Vale Road

ELMS VALE, Dover CT17 9NZ

£250,000 FREEHOLD

Draft Details... FOR SALE THROUGH BURNAP AND ABEL... Price Range £250,000 - £260,000 | Chain Free | Fabulous Three Bedroom House | Large Sunny Rear Garden | Open Plan Kitchen/Dining Room | Popular Elms Vale Location | Conservatory | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Elms Vale, Dover. The property is in excellent condition throughout and the accommodation boasts a spacious lounge, open plan kitchen/diner, sun room conservatory, three bedrooms and a modern shower room. Additional benefits include a large sunny rear garden with rear access, double glazing, gas central heating (boiler serviced Summer 2024) and NO ONWARD CHAIN. 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. For you chance to view call sole agents Burnap + Abel on 01304 279107.





https://www.burnapandabel.co.

Entrance Hall

Radiator, stairs to first floor and doors leading to;

Lounge

12' 4" x 11' 3" (3.76m x 3.43m) Spacious lounge with double glazed bay fronted windows and radiator.

Kitchen/Diner

18' 1" x 11' 2" (5.51m x 3.40m) A lovely open plan kitchen/dining room - The kitchen has a mix of wall and base units, space fridge freezer, cooker, integrated dishwasher and microwave (The owners are happy to leave the white goods for potential purchasers). The dining area has a space for table and chairs and radiator.

Sun Room

16' 1" x 7' 5" (4.90m x 2.26m) Radiator, double glazed windows, custom blinds and doors to the garden.

First Floor Landing

Loft hatch, cupboard and doors leading to;

Bedroom One

11' 10" x 11' 4" (3.61m x 3.45m) Double bedroom with carpeted floor radiator and double glazed window.

Bedroom Two

11' 3" x 9' 8" (3.43m x 2.95m) Double bedroom with carpeted floor, radiator, double glazed window and wall mounted boiler (Serviced Summer 2024 & in warranty).

Bedroom Three

8' 0" x 8' 0" (2.44m x 2.44m) Carpeted floor, radiator and double glazed window.

Shower Room

6' 11" x 5' 10" (2.11m x 1.78m) Modern style shower room with low level W.C., walk in shower, wash hand basin, heated towel rail and frosted double glazed window.

Garden

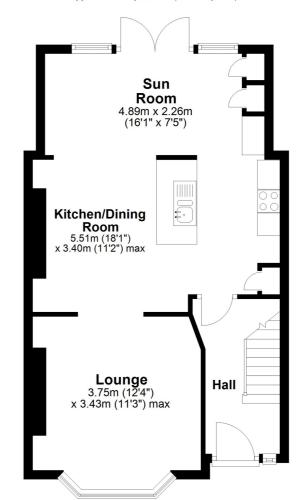
A large sunny rear garden with paved and lawn areas. Shed and rear access.

Area Information

Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)

