

## 79 Markland Road

ELMS VALE, Dover  
CT17 9LZ

**£250,000 FREEHOLD**

FOR SALE THROUGH BURNAP + ABEL...Offers Over £250,000 | Welcome to this fabulous three-bedroom semi-detached family home, perfectly positioned on the highly sought-after Markland Road in Elms Vale, Dover. Being offered chain-free, this property represents a wonderful opportunity for those looking to move swiftly and make a house their home. The accommodation features a bright and spacious lounge/dining room, ideal for both family living and entertaining. The well-proportioned kitchen flows beautifully into a conservatory that overlooks the garden - perfect for a morning coffee. Upstairs, you'll find three comfortable bedrooms and a family bathroom, offering ample space for a growing family. Outside, the property boasts a generous, sunny rear garden with side access, ideal for outdoor dining or gardening enthusiasts. Further benefits include double glazing and gas central heating throughout. Situated within close proximity to schools, local shops, and amenities, this home is ideal for first-time buyers, growing families, or those looking to put their own stamp on a property in a desirable residential location. Don't miss the chance to view this delightful home - contact Burnap + Abel today on 01304 279107 to arrange your appointment.



**Lounge**

14' 1" x 12' 5" (4.29m x 3.78m)

**Dining Area**

12' 10" x 10' 11" (3.91m x 3.33m)

**Kitchen**

13' 0" x 7' 5" (3.96m x 2.26m)

**Conservatory**

9' 9" x 8' 11" (2.97m x 2.72m)

**Bedroom One**

14' 9" x 12' 0" (4.50m x 3.66m)

**Bedroom Two**

12' 11" x 12' 0" (3.94m x 3.66m)

**Bedroom Three**

7' 8" x 6' 6" (2.34m x 1.98m)

**Bathroom**

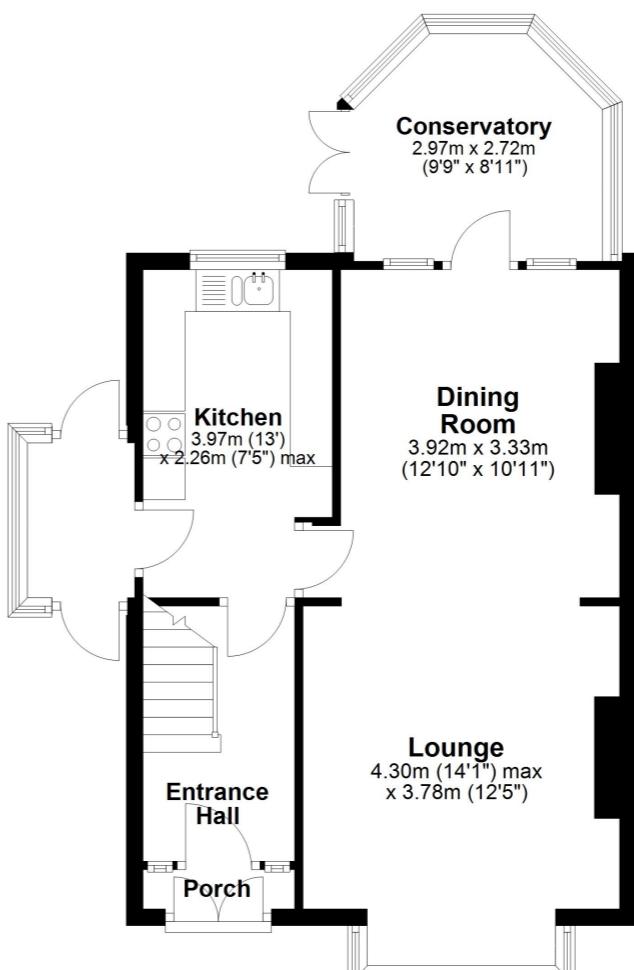
7' 7" x 6' 4" (2.31m x 1.93m)

**Garden****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 is a popular school and park nearby together with several of 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. 55.2 sq. metres (593.8 sq. feet)

**First Floor**

Approx. 45.1 sq. metres (485.5 sq. feet)

