
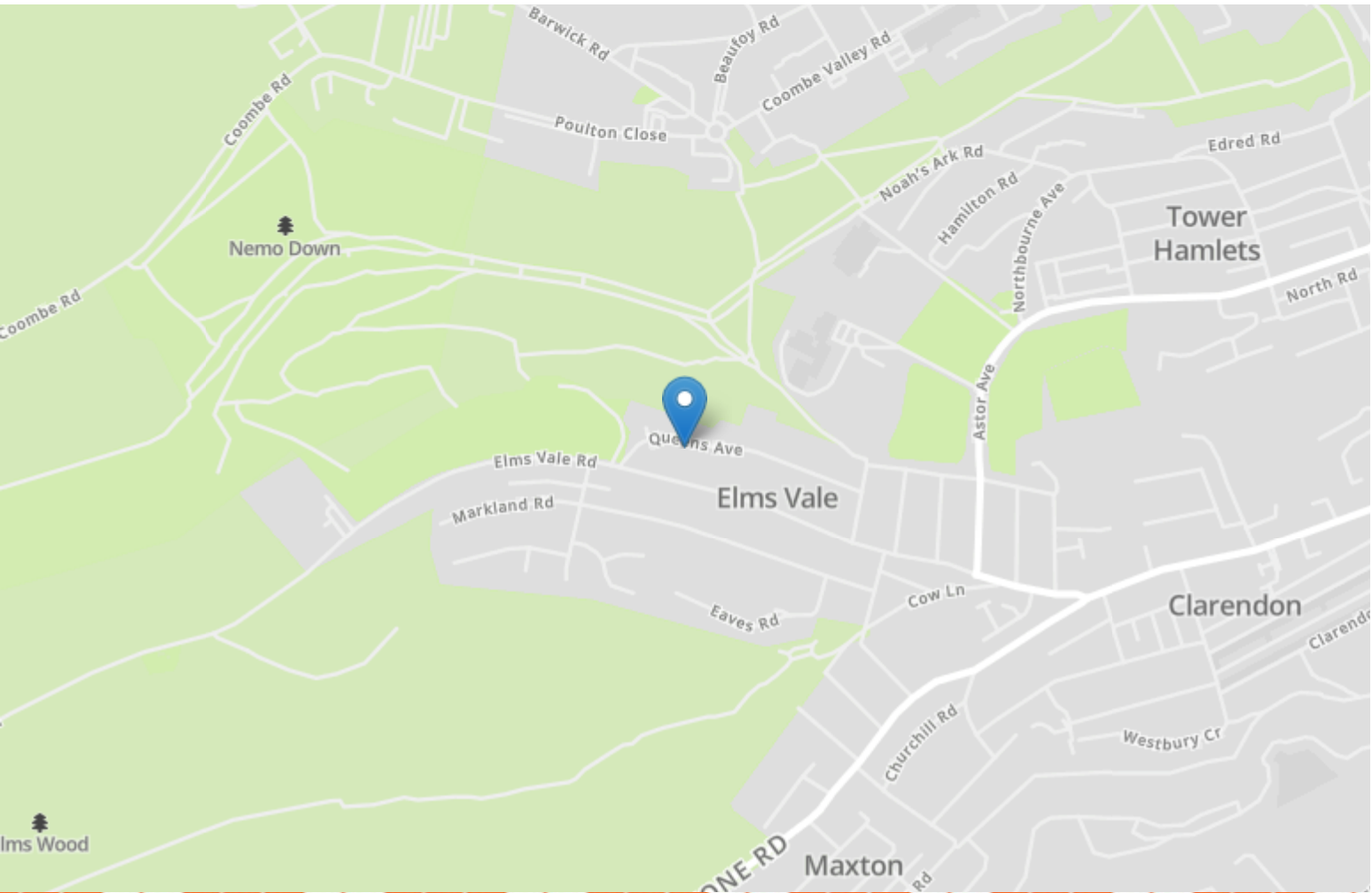


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



56 Queens Avenue

ELMS VALE, Dover
CT17 9PT

£200,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNBAP + ABEL... Price Range £200,000 - £210,000 |Set along one of Elms Vales most sought-after roads, this attractive two-bedroom semi-detached bungalow on Queens Avenue offers a superb balance of comfort, convenience, and charm. Inside, a welcoming lounge filled with natural light provides a relaxing space to unwind, while the kitchen offers ample storage and practicality. The bathroom serves two well-proportioned double bedrooms, each offering flexibility for guests, family, or home working. To the rear, a beautifully maintained garden enjoys far-reaching views across the surrounding landscape - perfect for outdoor dining or quiet moments in the sun. The property also benefits from gas central heating and owned solar panels, providing excellent energy efficiency and lower running costs. In addition, there is potential to create off-road parking, as demonstrated by several neighbouring properties, offering scope to further enhance convenience and value. Located within easy walking distance of local schools, shops, and everyday amenities, this charming home combines practicality with a prime location. Whether you're seeking to downsize, invest, or find a peaceful home in a well-connected area, Queens Avenue represents an outstanding opportunity in the heart of Elms Vale, Dover. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

15' 0" x 10' 11" (4.57m x 3.33m)

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)

Bedroom One

13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

Garden

Area Information

Elms Vale is located within walking distance to the town centre and seafront along with the new St James retail and leisure development. The perfect location to bring up a young family with highly regarded primary, secondary and grammar schools nearby. There are some delightful open green space within a very short walk of the property including the substantial Elms Vale recreation ground. For anyone looking to commute into London you will be within a short walk of Dover Priory railway station which provides direct access to the high speed rail link into St Pancras.

