

61 Markland Road

ELMS VALE, Dover
CT17 9LY

£300,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £300,000 - £320,000 | Charming Three-Bedroom Semi-Detached Home in Popular Elms Vale | This 1930's three-bedroom semi-detached house is beautifully presented and offers versatile accommodation, making it ideal for a variety of buyers. On the ground floor, you are welcomed by a spacious entrance hallway leading to a large bay-fronted living area at the front of the house and an open-plan dining space to the rear. The property also boasts a well-fitted kitchen overlooking the garden, perfect for family living. Upstairs, there are three good-sized bedrooms and an immaculate family bathroom. Externally, the property benefits from an exceptionally generous rear garden, mostly laid to lawn, offering ample space for outdoor activities. Situated in the highly sought-after area of Elms Vale, the home is set on a quiet residential road, making it ideal for young families. Local amenities include excellent schools, including the boys' grammar school, a large green recreation ground within walking distance, and regular bus services to the town centre and seafront. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

13' 7" x 12' 0" (4.14m x 3.66m)

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)

Kitchen

15' 9" x 6' 5" (4.80m x 1.96m)

Bedroom One

13' 7" x 10' 9" (4.14m x 3.28m)

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m)

Bathroom

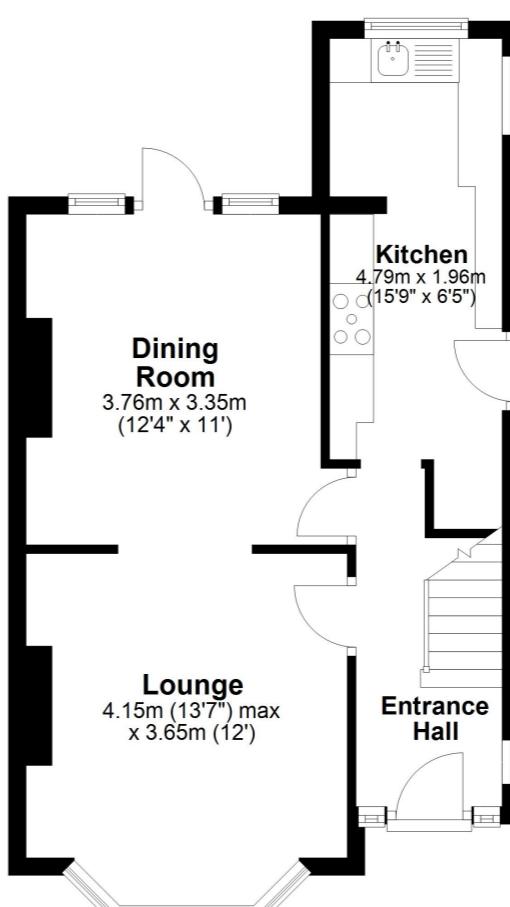
7' 1" x 6' 4" (2.16m x 1.93m)

Garden**Area Information**

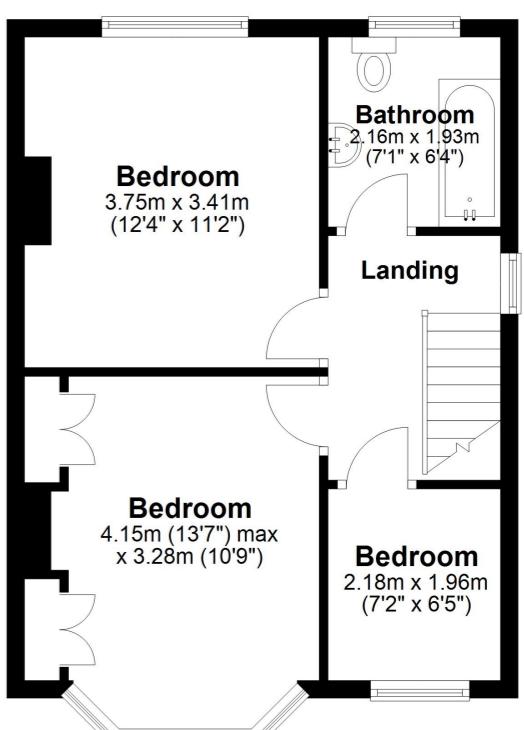
Elms Vale is within easy reach of Dover Town Centre with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the 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. 42.9 sq. metres (461.9 sq. feet)

**First Floor**

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

