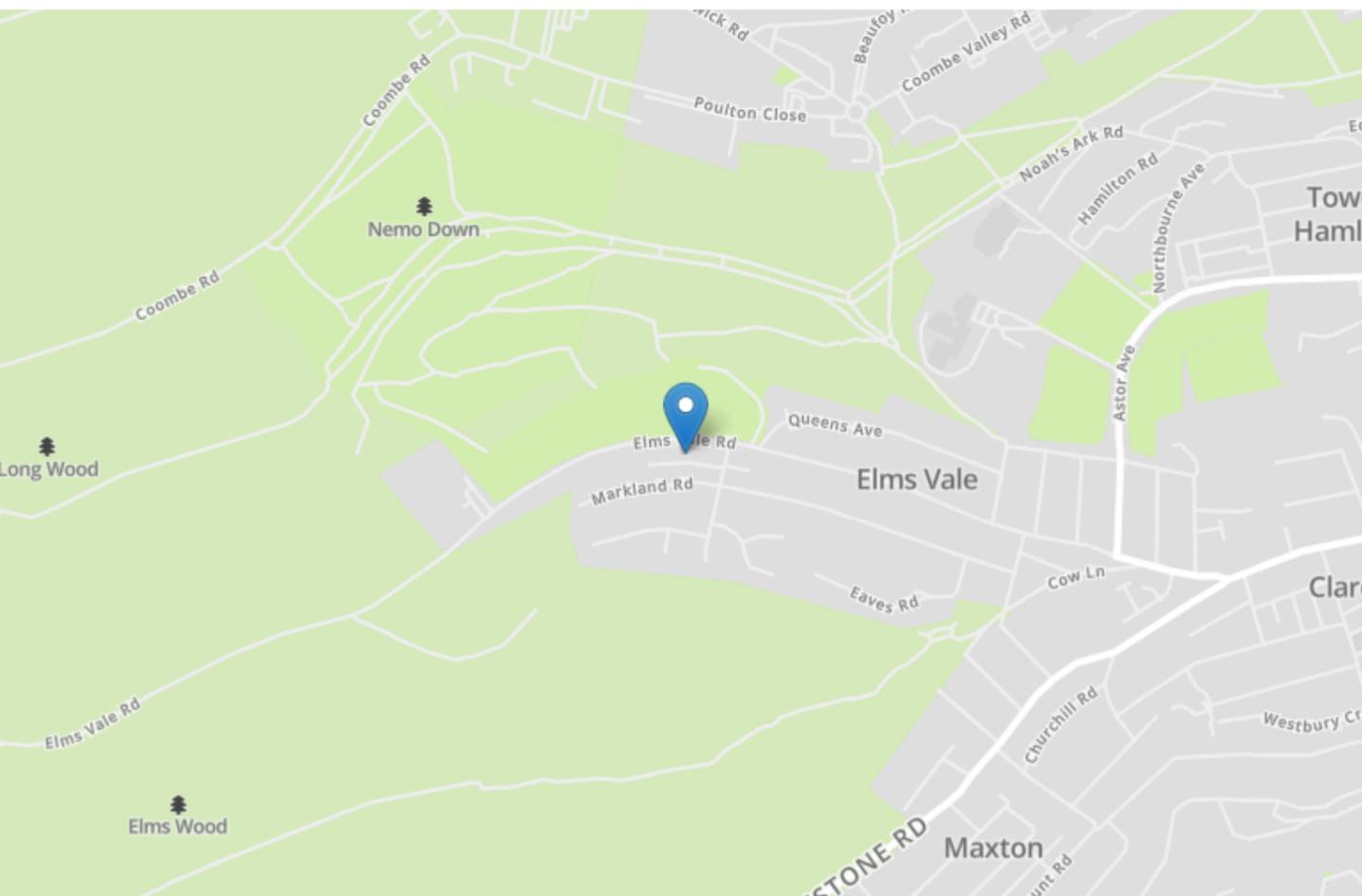


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



209 Elms Vale Road

ELMS VALE, Dover
CT17 9PR

£270,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £270,000 - £280,000...Fabulous Three-Bedroom Semi-Detached Home in Highly Sought-After Elms Vale, Dover – Chain-Free! Situated in the ever-popular Elms Vale area of Dover, this fabulous three-bedroom semi-detached house offers a wonderful opportunity for families, first-time buyers, or downsizers alike. Offered chain-free and ready to move into, the property features a spacious layout with three well-proportioned bedrooms, a bright and welcoming living area, and kitchen. Comfort is assured all year round with double glazing and gas central heating throughout. Outside, the property benefits from off-road parking and a garage with an electric door, providing both convenience and security. The low-maintenance rear garden offers a private and peaceful space for relaxing or entertaining without the upkeep. Located in a quiet residential area yet close to local schools, transport links, and amenities, this home combines comfort, practicality, and an excellent location. Call Burnap + Abel on 01304 279107 to arrange viewings.



Lounge

4.88m x 3.48m (16' x 11'5").

Kitchen

3.38m x 2.61m (11'1" x 8'7").

Bedroom One

4.41m x 3.47m (14'6" x 11'5").

Bedroom Two

3.46m x 2.85m (11'4" x 9'4").

Bedroom Three

3.41m x 2.61m (11'2" x 8'7").

Bathroom

2.61m x 1.48m (8'7" X 4'10").

Garden

Garage & Off Street Parking

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.

