



13 Markland Road, Dover
£350,000

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Dover, Dover

****CHAIN FREE**** – Three Bedroom Semi Detached House With Two Receptions & Summerhouse With Power, Internet and Cable TV – A Perfect Space For A Home Business!

****What The Sellers Love****

This has been our amazing home for the last 34 years while raising our family. We love the Elms Vale community, with schools, shops, park, hills and pubs all within 2 minutes walk. The sun streams in our windows at the front and the large rooms make it a brilliant family home. The garden has been great fun to create with a rockery, pond, and lots of space/plants to enjoy summer. We know it will be cherished and loved, giving another family the joy we have experienced.

Situated in the ever-popular Markland Road & within walking distance to five schools, including St. Martin's Primary, this property will be sure not to disappoint. Leave your coat and shoes in the porch and come on in. Off the large entrance hall you will find the lounge which is a fantastic size offering plenty of space for all the usual living room with a lovely bay window which lets the light flood in! Next is the dining room which is near equal to the size of the lounge with patio doors onto the conservatory which the current owners use as a utility room. The fitted kitchen is a good size but also lends itself for potential to extend into the dining room to create a big kitchen/family room.

The garden is complete with a shed and large summerhouse which has power and internet and could make for a great office. The garden can be described as 'tranquil' offering a patio, decking,





Entrance

Lounge

Dimensions: 4.14m x 3.91m (13'7 x 12'10).

Reception Room

Dimensions: 3.51m x 4.27m (11'6 x 14'0).

Conservatory

Kitchen

Dimensions: 2.21m x 5.03m (7'3 x 16'6).

First Floor

Bathroom

Dimensions: 2.06m x 1.93m (6'9 x 6'4).

Bedroom One

Dimensions: 4.32m x 3.15m (14'2 x 10'4).

Bedroom Two

Dimensions: 2.77m x 4.22m (9'1 x 13'10).

Bedroom Three

Dimensions: 2.29m x 3.15m (7'6 x 10'4).



External

Rear Garden

Summer House





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure