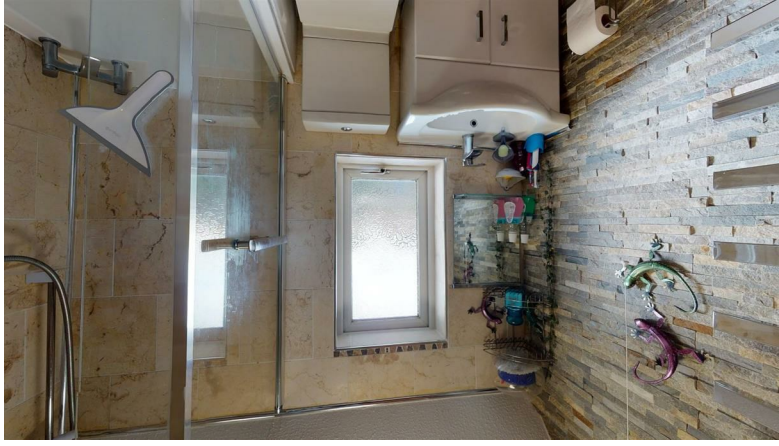
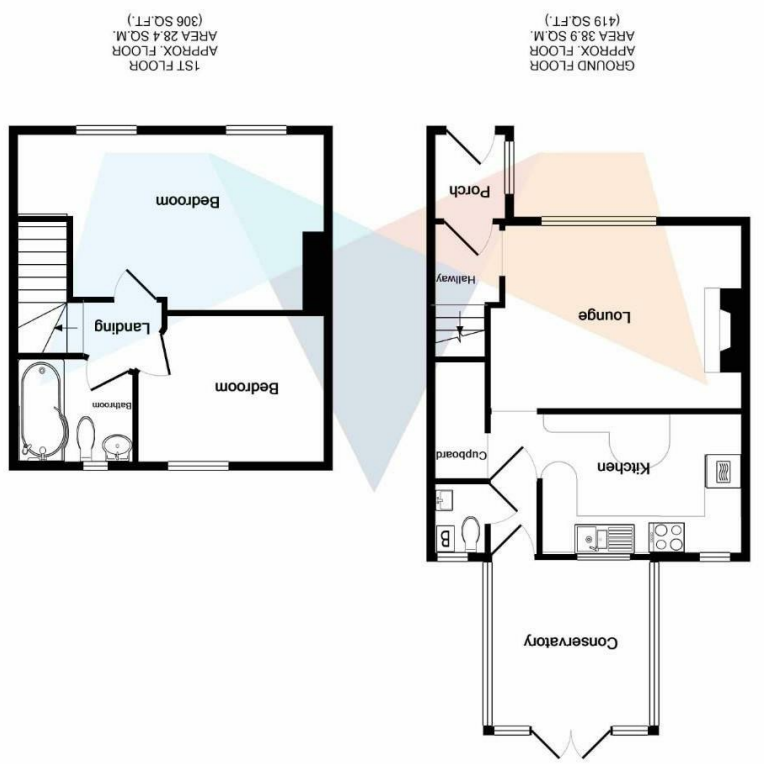


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (69-80)
Decent	C (55-68)
Below average	D (45-54)
Average	E (39-54)
Below average	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	67
Possible	82

TOTAL APPROX. FLOOR AREA 67.4 SQ.M. (725 SQ.FT.)
Made with Meropix ©2020



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15 ROMAN WAY
ELVINGTON



15 ROMAN WAY
ELVINGTON

£190,000

- Wonderful Views
- Great size gardens
- Decorated to a good standard
- Off road parking
- village Location

ABOUT

WITH WONDERFUL VIEWS! A country home, tastefully decorated throughout with a wonderful generous size well maintained rear garden, overlooking unspoilt countryside, located on the edge of the village.

Internally the downstairs accommodation offers a porch with doors into the front lounge which flows to the quality fitted kitchen and conservatory at the rear. Upstairs are the two double bedrooms and the family bathroom.

Outside the property has a front and rear gardens; the rear offering many established plant beds and a rear covered patio area with the added benefit of a storage shed. A further benefit of this property is its position set back from the road meaning there off road parking in front.

This fine home will surely appeal to a wide range of purchasers, particularly the first time buyer or those wishing to escape the fast life!

DESCRIPTION

Ground
 Entrance
 Entrance porch
 Lounge 13'10" x 10'2" (4.22 x 3.10)
 Kitchen 10'7" x 7'8" (3.25 x 2.34)
 Conservatory
 1st Floor
 Bedroom one 15'3" x 10'2" (4.65 x 3.12)
 Bedroom 2 10'7" x 7'10" (3.23 x 2.41)
 Bathroom
 Exterior
 Front garden
 Rear garden

LOCATION

"Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate."

