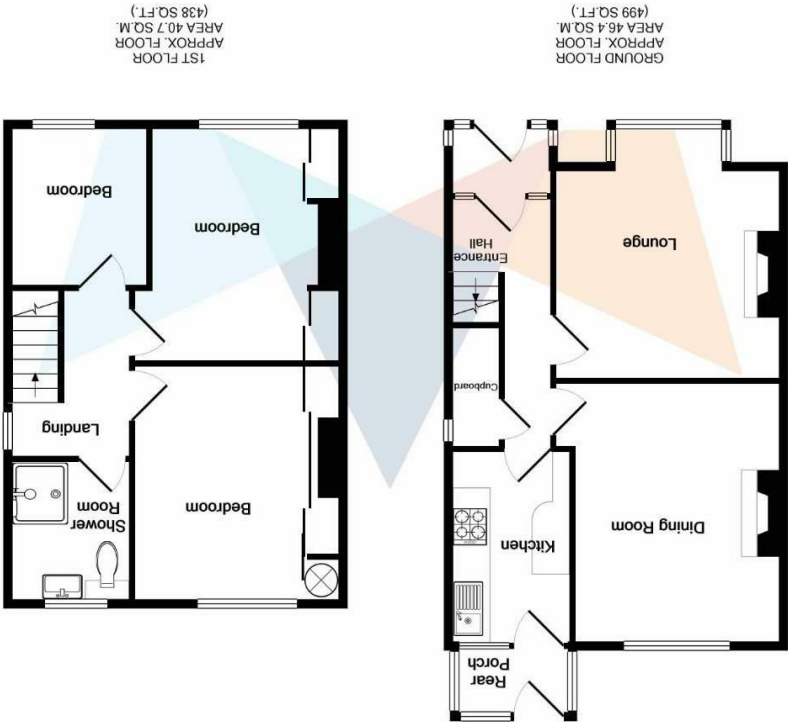


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to 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		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current	Possible	
60	84	

TOTAL APPROX. FLOOR AREA 87.1 SQ.M. (937 SQ.FT.)
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The Property
Ombudsman

4 High Street, Dover, Kent, CT16 1DJ
t 01304 202111 e dover@milesandbarr.co.uk

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YOUR PROPERTY AGENT

194 ELMS VALE ROAD
DOVER



194 ELMS VALE ROAD
DOVER

£249,000

- CHAIN FREE!
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN SHOWER ROOM
- UTILITY ROOM
- LARGE 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. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops will be opened at St James.

ABOUT

CHAIN FREE!

This attractive semi-detached period home offers an incredible amount of potential, benefitting from generous proportioned accommodation and a large mature rear garden. The property is located within a sought after position and is walking distance of highly regarded schools.

The principal accommodation is arranged over two floors. There is a hall with doors leading into the great size front lounge. There is also a separate dining room, ideal for entertaining and forming the central hub of everyday family life. There is a galley style fitted kitchen that again flows into the utility Room. The first floor comprises a two similar size bedrooms and a smaller third, which are all served by the shower room.

Outside: The rear garden is a real delight, benefitting from a large lawn area and to the front of the property a low maintenance walled frontage.

The property in our opinion offers a lot of potential and will surely suit a variety of purchasers particularly the growing family.

Call Sole Agents Miles and Barr for Further Details or to arrange a viewing

DESCRIPTION

Entrance Hall

Lounge 13'11 x 10'11 (4.24m x 3.33m)

Dining Room 13'11 x 11'11 (4.24m x 3.63m)

Kitchen 10'1 x 6'5 (3.07m x 1.96m)

Utility Room

First Floor Landing

Bedroom One 12'9 x 9'2 (3.89m x 2.79m)

Bedroom Two 12'8 x 9'2 (3.86m x 2.79m)

Bedroom Three 8'2 x 7'2 (2.49m x 2.18m)

Shower Room & WC

External

Front Garden

Rear Garden

Side Access

