



**Price**  
**£225,000**

**Freehold**

3x  1x  1x 

**Elms Vale Road, Elms  
Vale, Dover, Kent, CT17**



**Video Tour available**

***Wards***  
Helping you move forwards





## Main features

- Ideal first purchase or buy to let opportunity
- No onward chain
- Ready to mark with our own stamp
- Positioned in a popular residential area of Elms Vale close to schools & shops
- Fantastic access to A2/M2, A256 & high-speed railway links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 12'4 x 11'2 (3.76m x 3.41m)

Dining Room : 11'3 x 11'1 (3.43m x 3.38m)

Sun Room: 17'2 x 7'4 (5.24m x 2.24m)

Kitchen : 9'6 x 6'3 (2.90m x 1.91m)

### FIRST FLOOR

Landing

Bathroom : 7'0 x 5'9 (2.14m x 1.75m)

Bedroom 1 : 11'7 x 11'2 (3.53m x 3.41m)

Bedroom 2 : 11'4 x 9'6 (3.46m x 2.90m)

Bedroom 3 : 8'2 x 8'1 (2.49m x 2.47m)

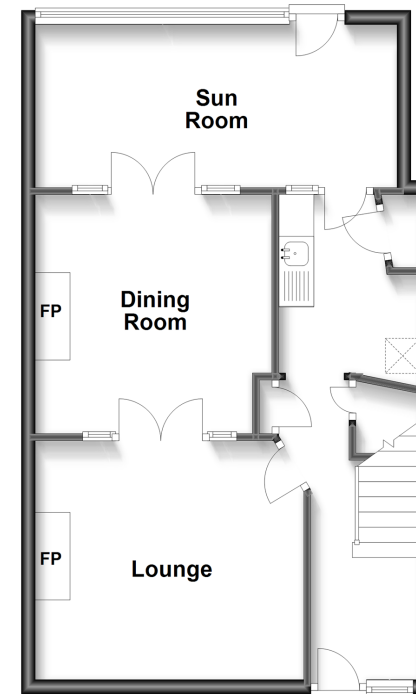
### OUTSIDE

Front Garden

Rear Garden

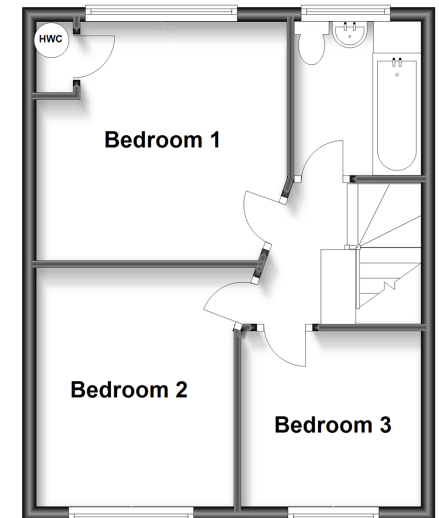
### Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



**Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10734994/20230203/TE/OV