



Freehold

£70,000 (Guide Price)

Barton Road
Dover
Kent
CT16 2LU

To be auctioned by Clive Emson Auctioneers on 20/2/2012.
Please call tersons for viewing arrangements!!

GUIDE PRICE £70,000 - £75,000 CHAIN FREE!!

A spacious 4 bedroom property spread over 3 floors close to the town. With a separate lounge and dining room and kitchen on the ground floor. This property is situated in the popular Charlton area of town, with local shops and Morrisons supermarket only a very short walk away; the town centre is slightly further. Dover Priory main-line railway station is approx. 1 mile away with the fast link train to London St Pancras 1 hr 10 mins. Within the area is a good range of primary and secondary schools including the Dover Boys' and Girls' Grammar Schools. Buses pass by the door into the town centre.

This 3-storey mid-terrace property comprises 4 bedrooms and bathroom over the top 2 floors; to the ground floor there is a separate lounge and dining room, and kitchen. Benefits include double glazing and rear courtyard garden. However, a certain amount of updating is required.

Local Information

Located 0.6 from the centre of Dover.

Nearest primary school:
Charlton Primary School
0 miles

Nearest secondary school:
Dover Grammar School for Girls
0.1 miles



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

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A spacious 4 bedroom property spread over 3 floors close to the town. With a separate lounge and dining room and kitchen on the ground floor. The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR Front door into:-

Entrance Hall

Understairs storage cupboard, stairs to first floor, and doors to dining room, kitchen, and to:-

Lounge 14' 10 x 12' 3 (4.26m x 3.60m) max.

Double glazed bay window to front, and fireplace.

Dining Room 12' 1 x 9' 10 (3.68m x 3.00m)

Double glazed window to rear.

Kitchen 10' 5 x 10' 0 (3.18m x 3.05m)

Fitted out with a range of worktop base and wall units; integrated oven and hob; single bowl sink; space for fridge freezer and washing machine. Double glazed windows to side and rear. Door to rear courtyard garden.

FIRST FLOOR

Landing

Stairs to top floor and doors to bedrooms and bathroom.

Bedroom 1 15' 9 x 14' 10 (4.80m x 4.52m)

Double glazed bay window to front, and wall mounted gas fire (not tested).

Bedroom 2 12' 2 x 10' 1 (3.71m x 3.07m)

Double glazed window to rear, and alcove storage cupboard.

WC Low level WC and double glazed window to side.

Bathroom

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Bath, wash basin, storage cupboard and frosted double glazed window to rear.

TOP FLOOR

Landing Double glazed window to rear.

Bedroom 3 15' 1 x 11' 6 (4.60m x 3.51m)

Double glazed window to front, alcove cupboard and fireplace.

Bedroom 4 11' 10 x 9' 4 (3.61m x 2.84m)

Double glazed window to rear, alcove cupboard and fireplace.

OUTSIDE Rear courtyard area.

VIEWING

Strictly by arrangement with the agents, Tersons 01304 246111 www.tersons.com

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