





---

# Chaucer Road, Elvington, Dover

Guide Price £280,000 Freehold

3 bedroom semi-detached house for sale

---

## Description

This double-fronted three bedroom house is ideally located in the quiet village of Elvington. The property is a short walk from the local shop for the everyday essentials and there are beautiful walks around the area to enjoy. The village is also a short drive to the town and port of Dover and has other amenities including a popular village café, takeaways and a barbers.

As soon as you arrive outside the property, you are sure to be impressed as it has plenty of kerb appeal and ample parking on the drive as well as the detached garage to the side of the property. Inside the property the lounge has a window at both the front and back of the house, creating a very bright room. The current owners have created two areas of the room with the sofa at one end of the room and another seating area at the other end, separated by a beautiful fireplace. On the ground floor there is also a dining room which leads on to the kitchen which has plenty of work top space and looks out to the rear garden.

The garden has a grass area as well as a patio area on a lower level, perfect for a seating area while the family are enjoying the rest of the garden. The garage to the side of the property can be accessed from the garden via a door to the rear, as well as the main garage door to the front. There is also a gate which separates the house and the garage, giving access to the garden from the front of the house.



The first floor of the property consists of three bedrooms and the bathroom. The main bedroom has an extra space which would be perfect for a dressing or study area and a storage cupboard, as well as ample space in the main part of the bedroom. There is also another double bedroom at the front of the house and a smaller bedroom also with a storage area. There is a modern four piece bathroom with a separate shower cubicle as well as a bath. The landing at the top of the stairs is a bright and spacious making it a perfect space to create a feature to view as you walk up the stairs.

This house will be perfect for any type of buyer whether you are a first time buyer, family or downsizing. VIEWING ADVISED

Council Tax Band: C

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Rear Garden

## **Tenure**

Freehold

### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Oatley & O'Connor Ltd - Head Office  
 Oatley & O'Connor, 27 Castle Street, Canterbury, Kent CT1 2PX  
 Tel: 01227 903156 Email: [james@oatleyandoconnor.com](mailto:james@oatleyandoconnor.com) Website:  
<https://oatleyandoconnor.com/>

