

Dover Branch:  
T: 01304 206666

Deal Branch:  
T: 01304 365454

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T: 01303 210777



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T: 07970 059561

## Asking price of £300,000 Selkirk Road, Dover, CT16

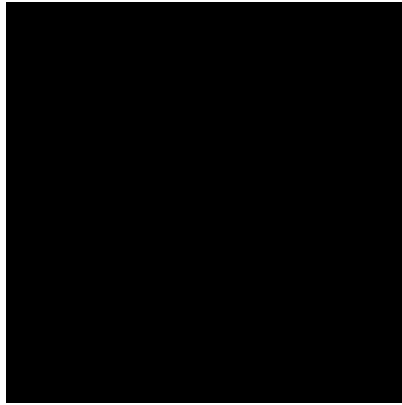


- Large Semi-Detached Family Home
- Four Bedrooms
- Spacious Living Room
- Kitchen with Dining Area
- Separate Utility Area
- Rear Lobby
- Ground Floor Double Bedroom
- Shower Room & Bathroom
- Generous River Garden

Situated within a popular residential area of Dover, this attractive property would make the perfect home for a growing family. The property is approached via a driveway providing off-road parking and sits in an elevated position, enjoying views across Dover. On the ground floor, there is a spacious living room with a log burner and a modern kitchen fitted with a range of matching wall and base units, which leads through to a separate dining area. There is also a useful utility area with access to the rear lobby. In addition, the property benefits from an extra reception room, currently used as a ground floor bedroom. To the first floor, there are three well-proportioned bedrooms, along with a family bathroom and a separate shower room. Externally, the

enclosed rear garden features a generous paved patio, ideal for alfresco dining during the summer months, as well as a substantial lawn area and a timber garden shed. Located in a quiet area, there is a range of local amenities including shops, supermarkets, cafés, and leisure facilities with well-regarded primary & secondary schools nearby. Excellent transport links are within easy reach, with frequent local bus routes providing access across Dover and surrounding villages, as well as nearby coastal towns. Dover Priory railway station offers high-speed services to London St Pancras, making it ideal for commuters. There is also convenient access to the A2/M2, connecting to Canterbury, London and beyond, along with the nearby ferry port for cross-Channel travel. The property is also well placed for access to St James Retail Park, offering a variety of popular high street stores, supermarkets, restaurants and leisure facilities. Local parks include Connaught Park and Kearsney Abbey Gardens, both offering pleasant walking routes and recreational facilities. In addition, Dover's iconic coastal landmarks such as Dover Castle, the White Cliffs of Dover and the seafront promenade are all within easy reach, providing a wealth of history, scenery and outdoor leisure opportunities. Nearby surrounding towns and villages including Deal, Folkestone, and Canterbury are also within comfortable travelling distance.

# Selkirk Road, Dover, CT16



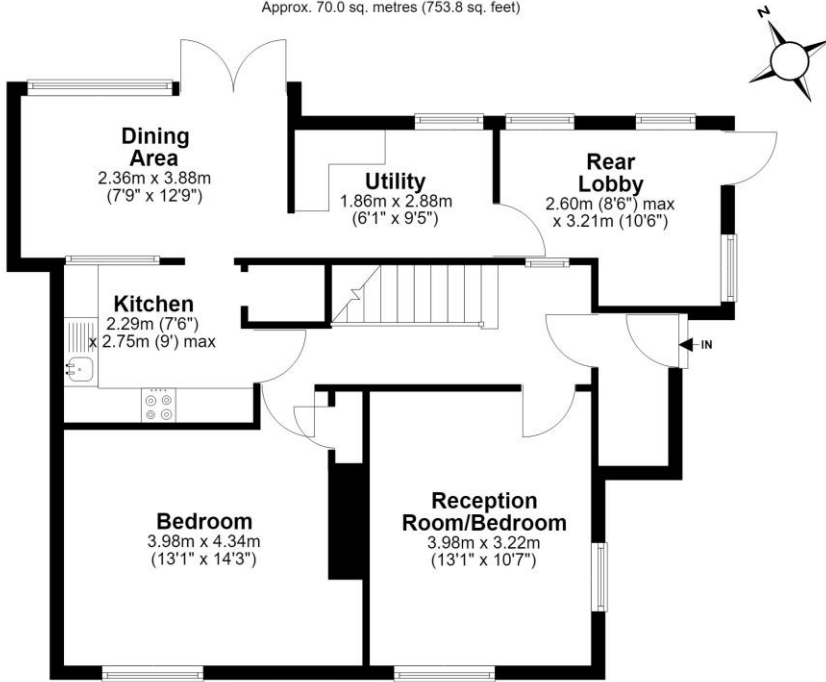






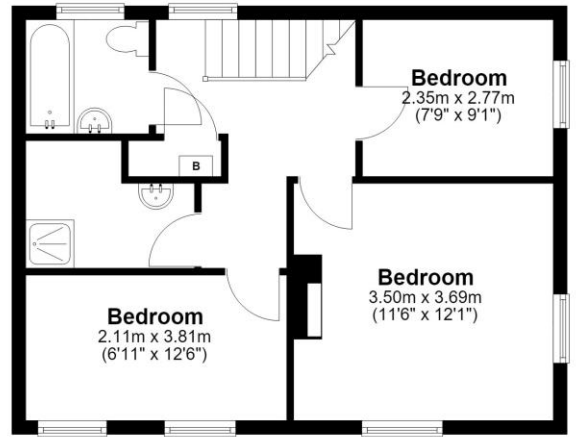
### Ground Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



### First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



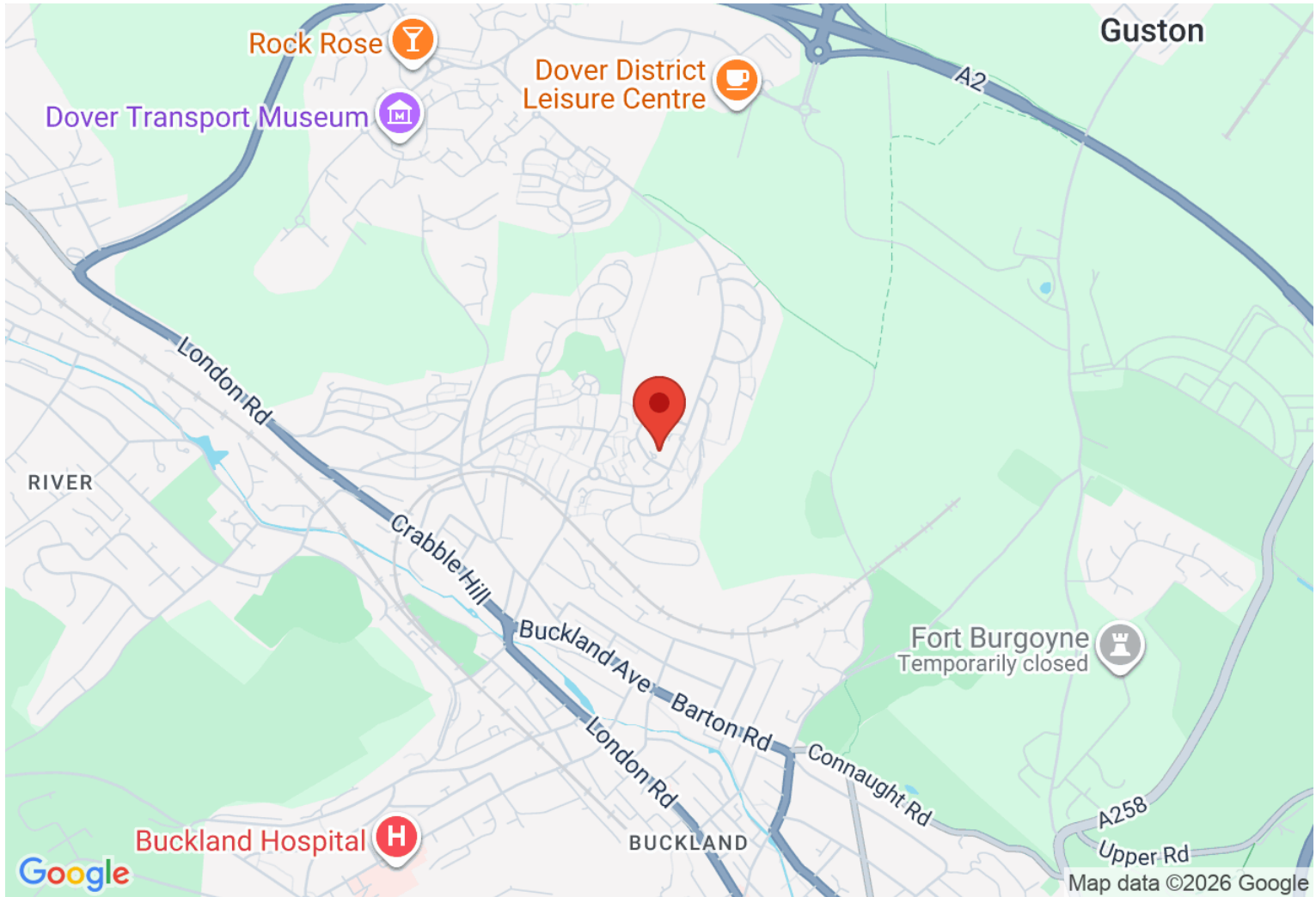
Total area: approx. 114.8 sq. metres (1235.4 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture  
agentsaperture.co.uk  
Plan produced using PlanUp.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS

10 Victoria Rd, Deal, Kent, CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.