



WALLIS & CO  
ESTATE AGENTS

## Guide Price £200,000 Devonshire Road, Dover, CT17



- Two Bedroom Mid-Terrace
- Well Presented Family Home
- Double Glazed Windows And Doors
- Stylish Family Bathroom
- Large Sitting/dining Room Measuring 20.5 x 12
- Gas Heating System
- Close To Schools
- INVESTMENT OPPORTUNITY
- IDEAL FIRST TIME BUYER PURCHASE

\*\*\*GUIDE PRICE £200,000 - £215,000\*\*\*

Wallis & Co are delighted to present this immaculate 2 bedroom mid-terrace family home.

Finished to a high a standard the accommodation offered includes, a good size Sitting/dining room measuring a 20'5 x 12 with LED down lights and double glazed window to the front, leading on through to the rear of the property there is a neat and tidy well-presented kitchen with polished porcelain flooring and white metro tiles

accompanying the trendy cupboards and work surfaces. There is also a double glazed door leading out to the well-kept rear garden with patio, lawn and garden shed.

To the first floor, bedroom one measures 11'3 x 9'2 and bedroom two 7'2 x 9'2 along with a stylish three piece family bathroom.

All windows and doors are double glazed and a central heating system installed

The property is found within easy reach of the £52m St James retail development, the £200m Marina development as well as local pubs, restaurants and shops. Dover also boasts convenient transport links with London accessible via high speed rail in just over an hour and easy links to France just a short hop over the channel.

For your chance to view this property call Wallis & Co today!

# Devonshire Road, Dover, CT17

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		88
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
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England, Scotland & Wales		
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### Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



### First Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.

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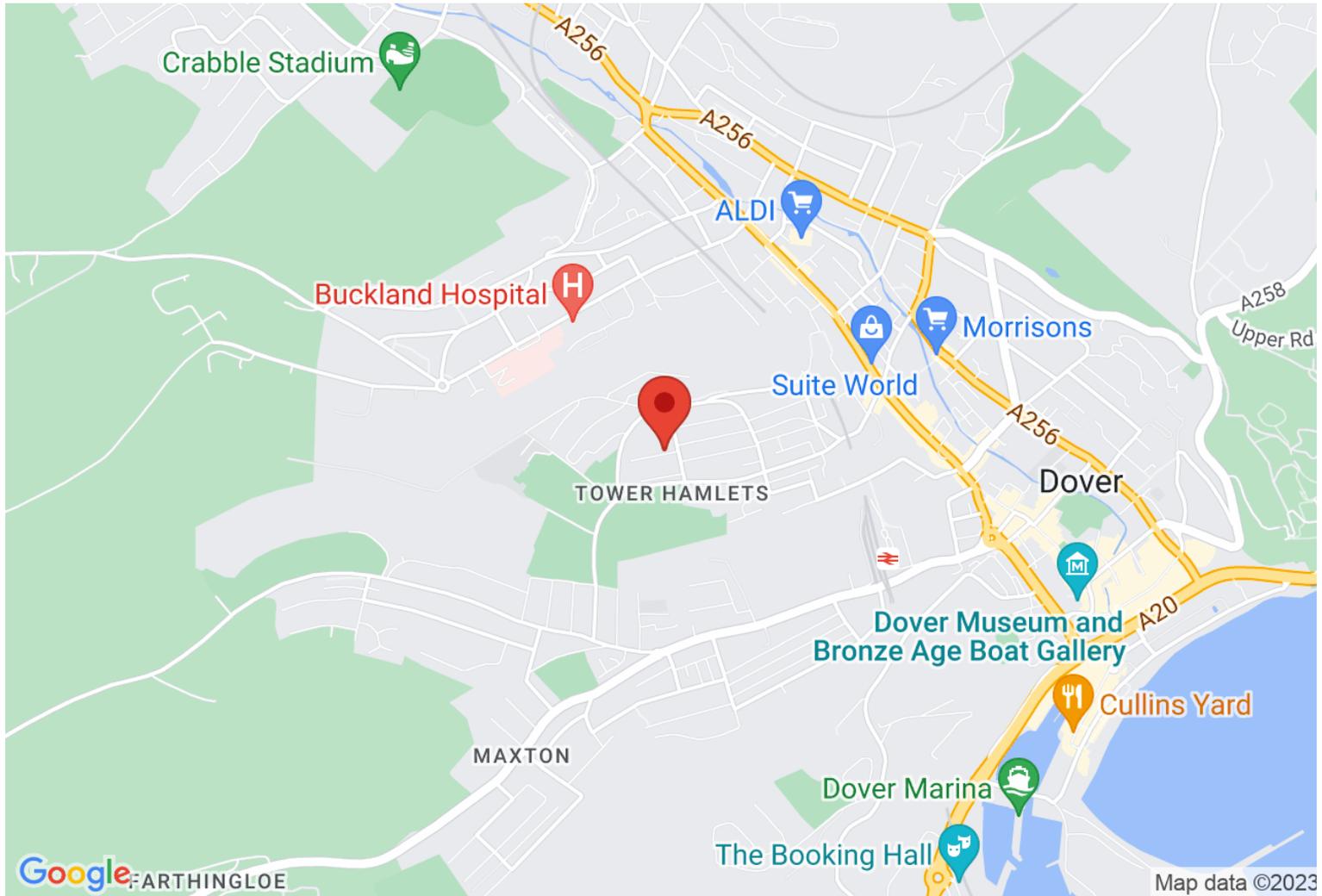


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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS WALLIS AND CO ESTATE AGENTS LTD

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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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