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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.



EPC Rating:  
**TBC**



**ENTRANCE HALL** 14' 10 max" x 5' 10 max" (4.52m x 1.78m) Solid, glazed wooden front door to entrance hall, carpeted floor coverings, stairs to first floor landing, radiator and doors to:-

**LOUNGE** 14' 11 into bay" x 12' 00 max" (4.55m x 3.66m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, coving, fitted storage unit in the corner of the room, radiator and gas fire.

**DINING ROOM** 13' 00 max" x 10' 07 max" (3.96m x 3.23m) Metal double glazed patio doors leading to the garden, carpeted floor coverings and a radiator.

**KITCHEN** 15' 02 max" x 07' 03 max" (4.62m x 2.21m) Dual aspect room with UPVC double glazed window overlooking the garden, single glazed window and UPVC frosted glazed door to the side of the property entering into the side of the back garden. Kitchen comprises of matching wall and base units, wall-mounted heating boiler, electric oven, fan, lower electric grill, electric hob with extractor fan, sink, space for a free-standing fridge-freezer, space for washing machine, tumble dryer and potentially a dishwasher. There is a very large cupboard under the stairs, two radiators, vinyl flooring to one end of the kitchen and tiled flooring to the other end of the kitchen.

**LANDING** 08' 05 max" x 07' 05 max" (2.57m x 2.26m) Single glazed window to the side of the property, carpeted floor coverings and a loft hatch.

Andrew & Co are delighted to bring to the market this three-bedroom, semi-detached property on Valley Road, Dover. The property has off road parking, nice size family garden with lounge, dining room and kitchen on the ground floor with three bedrooms and bathroom on the first floor and will be sold chain free.

**BEDROOM** 14' 11 max" x 10' 06 max" (4.55m x 3.2m) UPVC double glazed bay window to the front of the property, carpeted floor coverings, large storage wardrobe, airing cupboard and a radiator.

**BEDROOM** 13' 01 max" x 10' 05 max" (3.99m x 3.18m) UPVC double glazed window to the rear of the property overlooking the garden, small storage cupboard, carpeted floor coverings and a radiator.

**BEDROOM** 07' 10 max" x 07' 05 max" (2.39m x 2.26m) UPVC double glazed window to the front of the property, carpeted floor coverings and a radiator.

**BATHROOM** 07' 05 max" x 09' 03 max" (2.26m x 2.82m) Single glazed frosted window to the rear of the property, part tiled walls, walk-in bath, separate shower cubical, pedestal hand basin, close coupled w/c and vinyl flooring.

**REAR FAMILY GARDEN** Rear family garden comprises of a patio area outside of the patio doors of the dining room, large area laid to lawn, greenhouse and outside shed.

**FRONT GARDEN** To the front of the property there is off-road parking for one or two cars and the outside front garden is mainly laid to lawn.

**Tenure:** Freehold

**Local Authority:** Dover District Council

