
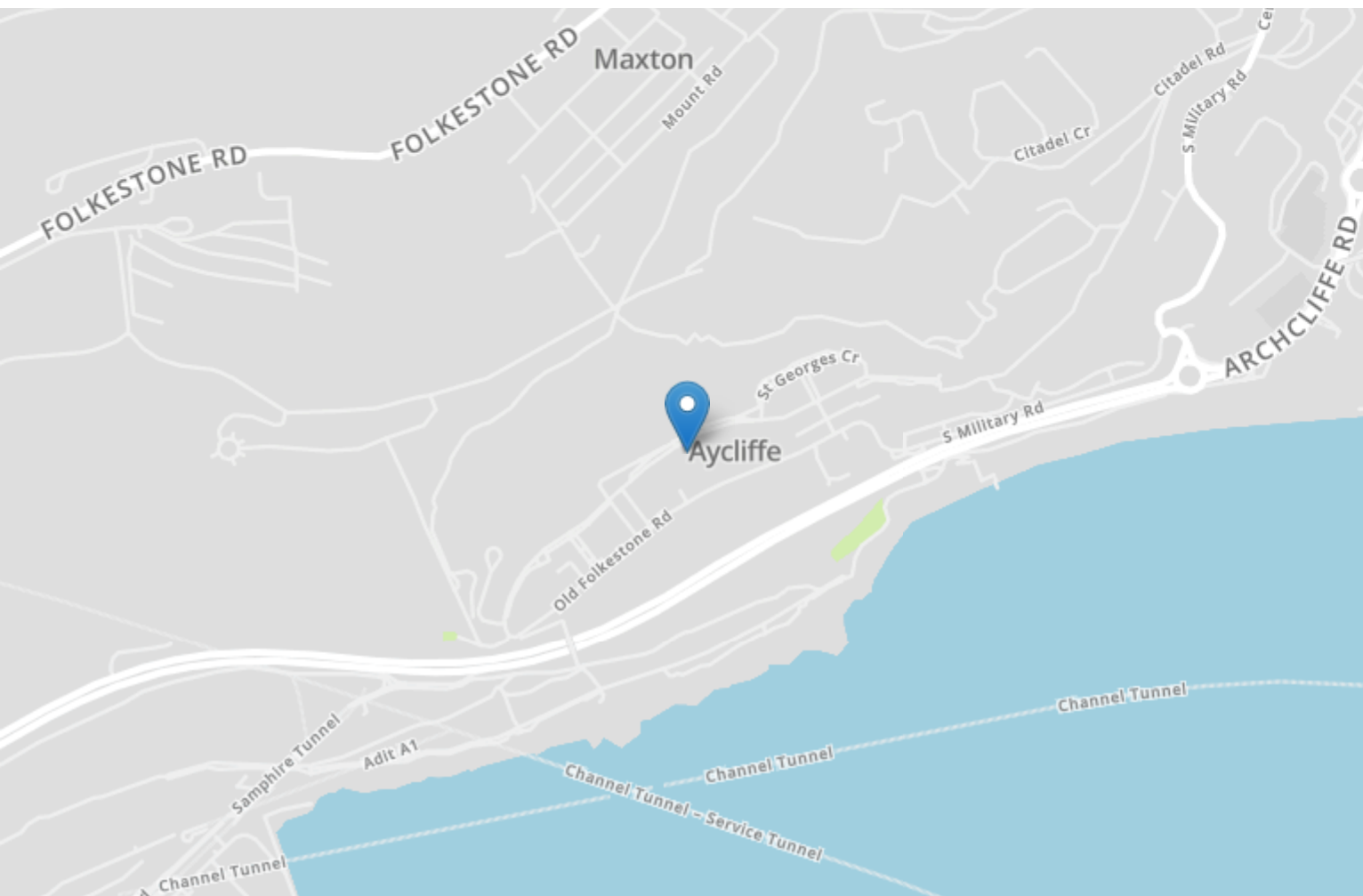


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>69</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## 103 St Davids Avenue

AYCLIFFE, Dover  
CT17 9HN

**£210,000 FREEHOLD**

Draft Details...Price Range £210,000 - £220,000 | Fabulous Two Bedroom End Terrace House | Potential TO Extend To The Side & Rear (Subject To Obtaining All Relevant Planning) | Large Garden | Highly Sought After Location | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom end terrace house located in the highly sought after St Davids Ave, Aycliffe, Dover. The accommodation boasts a large lounge/dining room, kitchen, two double bedrooms and a modern bathroom. Additional benefits include a large sunny rear garden with side and rear access, utility room, double glazing and gas central heating. The property is located in the highly sought after Aycliffe area of Dover, a short journey away from the town centre and will surely attract a variety of purchasers from first time buyers to investors. For your chance to view call sole agent Burnap + Abel on 01304 279107.





## Entrance Hall

Carpeted stairs and doors leading to;

## Lounge/Dining Room

19' 4" x 10' 4" (5.89m x 3.15m) A large lounge/dining room with carpeted floor, gas fire place and double glazed window.

## Kitchen

13' 7" x 7' 7" (4.14m x 2.31m) A mix of wall and base units, space for washing machine and cooker, double glazed window and door to the garden.

## Utility

8' 7" x 5' 8" (2.62m x 1.73m) Space for fridge freezer and fridge. Wall mounted boiler and door to the front of the property.

## First Floor Landing

Carpeted stairs, carpeted landing, double glazed window, airing cupboard, loft hatch and doors leading to;

## Bedroom One

13' 1" x 10' 5" (3.99m x 3.17m) Large double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

## Bedroom Two

13' 7" x 9' 3" (4.14m x 2.82m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

7' 11" x 5' 10" (2.41m x 1.78m) Modern bathroom with a low level W.C., bath with over head shower, wash hand basin, radiator and frosted double glazed window.

## Garden

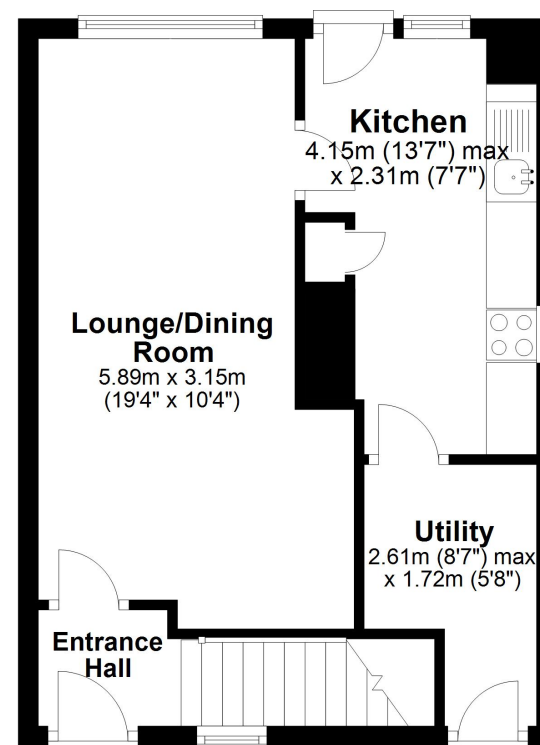
A large sunny rear garden with paved and lawn areas. Ideal for entertaining family and friends with those Summer BBQs. There is potential to extend the house to the side and rear (subject to obtaining all relevant planning permission) and still have a large garden. Side and rear access.

## Area Information

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

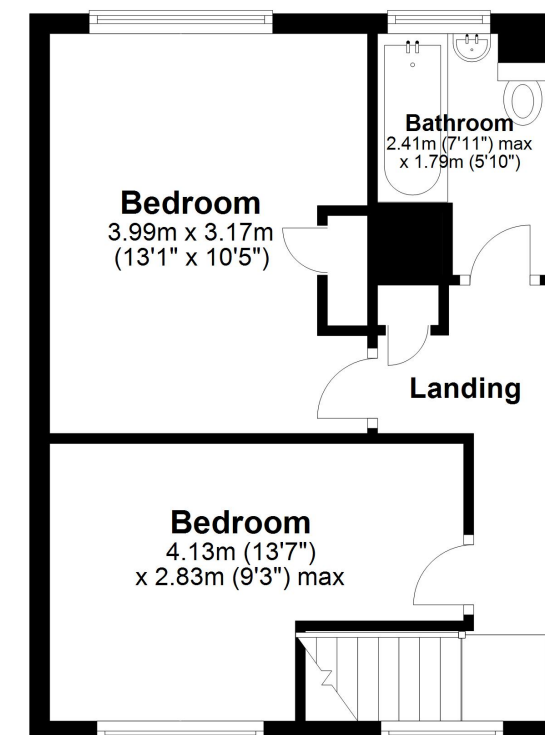
## Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

