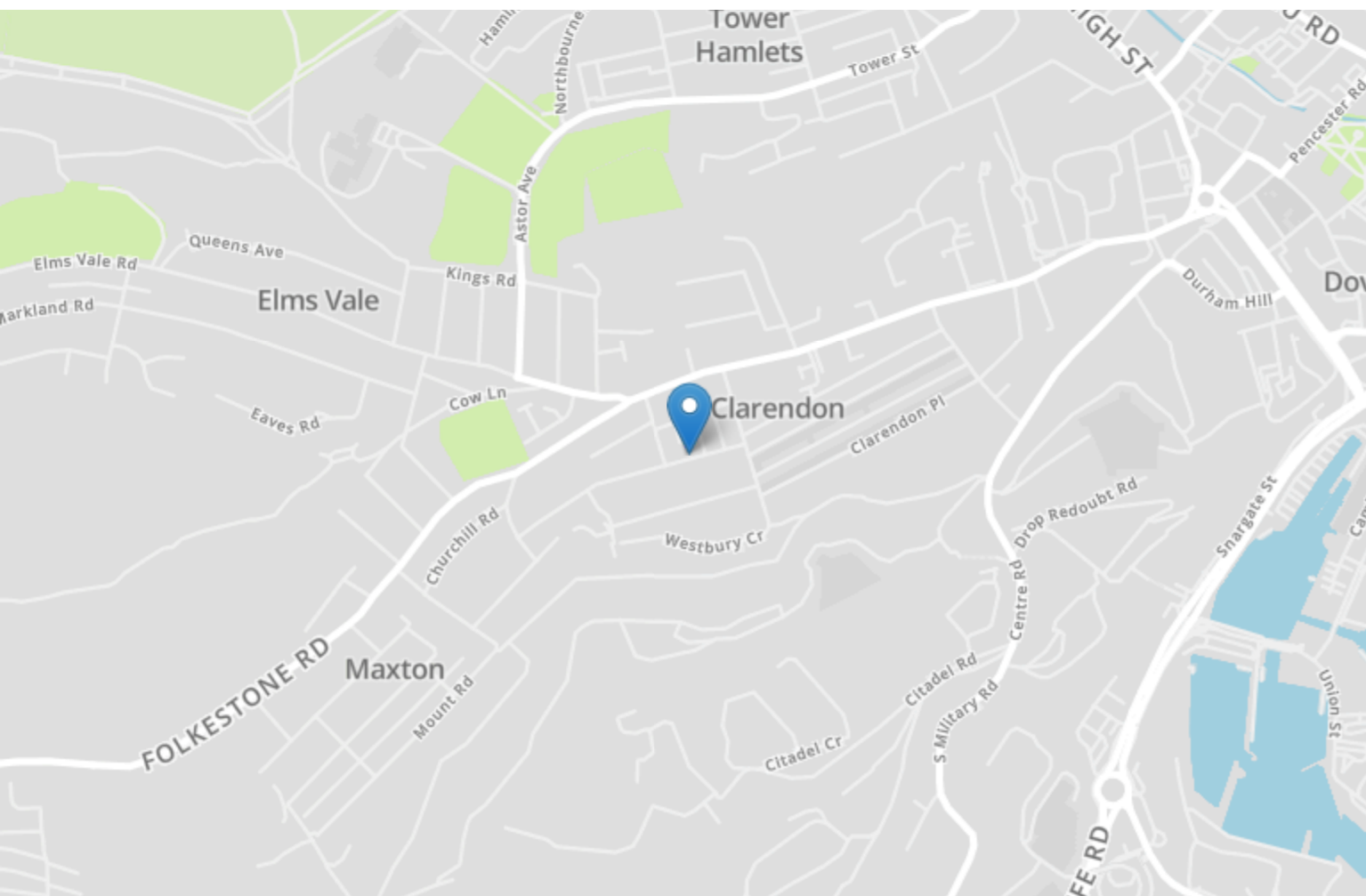


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 22 Longfield Road

Dover  
CT17 9QT

**£230,000 FREEHOLD**

Draft Details... Fabulous 3 Bedroom Terraced House Over Three Floors | 3 Double Bedrooms | Close to a Number of Schools and Shops | Walking Distance to Dover Priory Train Station | Gas Combination Boiler (installed Late 2022) | Views of Dover Castle... Burnap + Abel are delighted to offer onto the market this spacious and versatile three bed terrace house situated on the popular Longfield Road, Dover. In our opinion the property is in very good condition throughout and boasts three good sized double bedrooms, a spacious family bathroom (installed in 2021), lounge, dining room and kitchen. Additional benefits include a sunny garden with rear access, double glazing, gas central heating, views of Dover Castle, close proximately to a number of schools and shops as well as public transport routes. For your chance to view please call sole agents Burnap + Abel now on 01304 279107.



## Entrance Hall

A long entrance hall with laminate wood flooring, radiator and doors leading to;

## Lounge

4.01m x 3.58m (13'2" x 11'9"). Bright and spacious lounge with double glazed bay windows, radiator, fire place and laminate wood flooring.

## Dining Room

3.69m x 3.41m (12'1" x 11'2"). Another spacious reception room, ideally used as a dining area. The room has a nice open feel to it with an under stair storage cupboard, radiator, laminate flooring, rear door allowing access to the garden and a door way leading to;

## Kitchen

2.62m x 2.26m (8'7" x 7'5"). A Mix of wall and base units with sink, integrated cooker, gas hob, and cooker hood. Space for fridge/freezer, washing machine and slimline dishwasher. The wall mounted boiler was installed around September 2022, has been annually serviced and comes with a Hive smart thermostat. Additionally there is also tiled flooring and a double glazed window.

## Hallway

Carpeted flooring and stairways, Another front door for access and doors leading to;

## Bedroom Two

3.96m x 3.48m (13' x 11'5"). A very good sized double bedroom with carpeted flooring, double glazed bay windows, radiator and fireplace.

## Bathroom

3.42m x 2.83m (11'3" x 9'3"). Large family bathroom (installed in 2021) with bath and overhead rainfall mixer shower, his and hers sinks, low level W.C., two headed towel rails, laminate wood flooring and double glazed window.

## First Floor Landing

Carpeted floor and stairways, double glazed window and loft access. Doors leading to;

## Bedroom One

4.48m x 3.33m (14'8" x 10'11"). Spacious Master bedroom with two double glazed windows, fireplace, radiator, storage cupboard and carpeted flooring.

## Bedroom Three

3.48m x 3.01m (11'5" x 9'11"). Another double bedroom with fireplace, radiator, double glazed window, storage cupboard and carpeted flooring.

## Garden

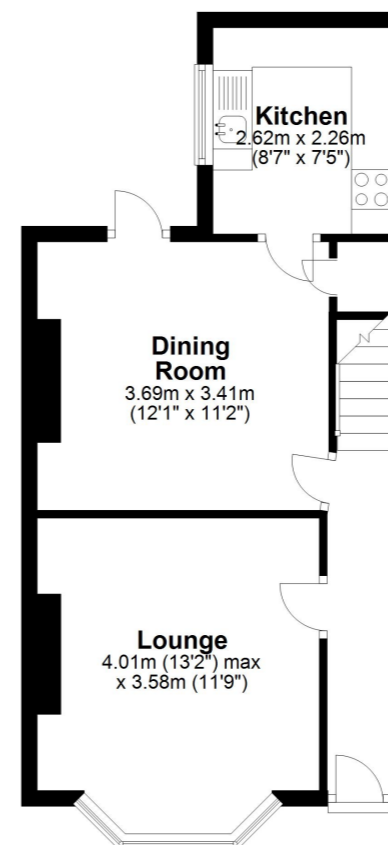
A good sized rear garden with rear access, patio and lawn. There is also a sunny seating area at the end of the garden catching plenty of sunlight throughout the day. Views of Dover Castle.

## Area Information

This property is situated in a popular area which sits on the outskirts of Dover town with all its amenities and a good range of primary and secondary schools, including the Boys and Girls Grammar School, are close by. If you need to commute then Dover Priory train station, with its fast links to London St. Pancras in just over an hour, is nearby and there are also good access routes to the A20/M20 and A2/M2.

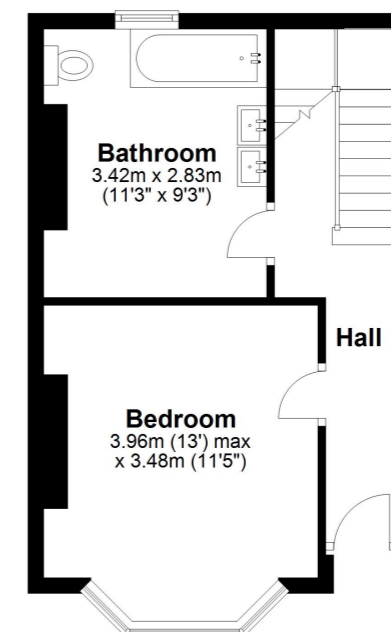
### Lower Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



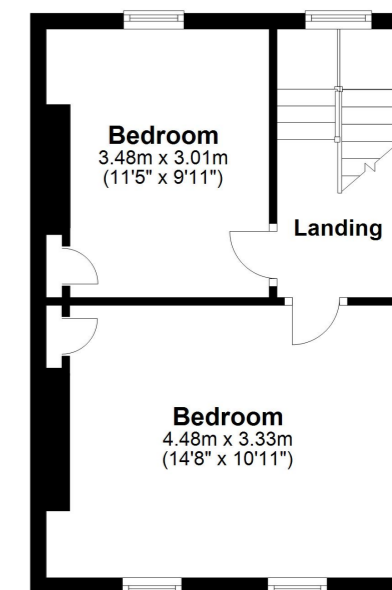
### Ground Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



### First Floor

Approx. 31.3 sq. metres (336.9 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.

