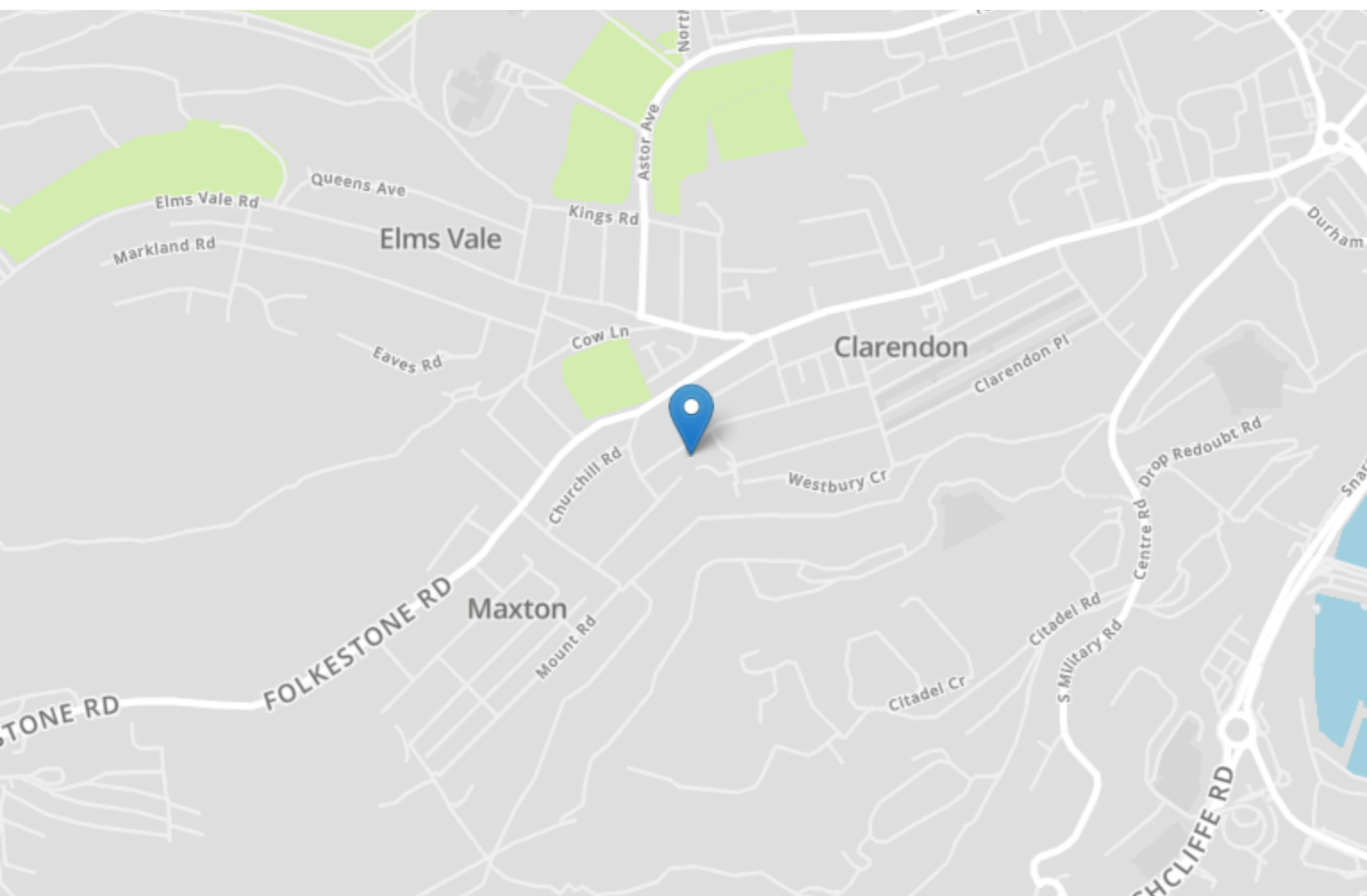


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 115 Longfield Road

Dover  
CT17 9QP

**£230,000 FREEHOLD**

Draft Details...Price Range £230,000 - £240,000 | Fabulous Three Bed House | Ideal For First Time Buyers Or Buy To Let Investors | Garden | Burnap + Abel are delighted to offer onto the market this beautiful three bedroom house located in the highly sought after Longfield Road, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge/dining room, modern style kitchen, three bedrooms and a bathroom. Additional benefits include a sunny rear garden, double glazing and gas central heating (Boiler installed 2019 & last serviced November 2023). Longfield Road is located in historic seaside town of Dover. The immediate location offers some stunning views as well as access to local schools and shops. The town has seen some major investment in recent years with Dover's St James's shopping complex, new sport centre and high speed rail link into St Pancras, London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

## Lounge/Dining Room

7.40m x 4.07m (24'3" x 13'4"). A light and airy lounge/dining room - The lounge area has carpeted floor, radiator and double glazed window. The dining area has carpeted floor, space for a table and chairs, radiator and double glazed window.

## Kitchen

2.70m x 2.56m (8'10" x 8'5"). A mix of wall and base units, space for fridge freezer, washing machine and an integrated oven/hob. Double glazed window and door to garden.

## First Floor Landing

Carpeted stairs, carpeted landing, storage cupboard, loft hatch and doors leading to;

## Bedroom One

3.64m x 3.03m (11'11" x 9'11"). Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

## Bedroom Two

3.04m x 3.03m (10' x 9'11"). Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window. Cupboard with wall mounted boiler (installed 2019 & serviced November 2023).

## Bedroom Three

2.72m x 1.96m (8'11" x 6'5"). Carpeted floor, built in cupboard space, radiator and double glazed window.

## Bathroom

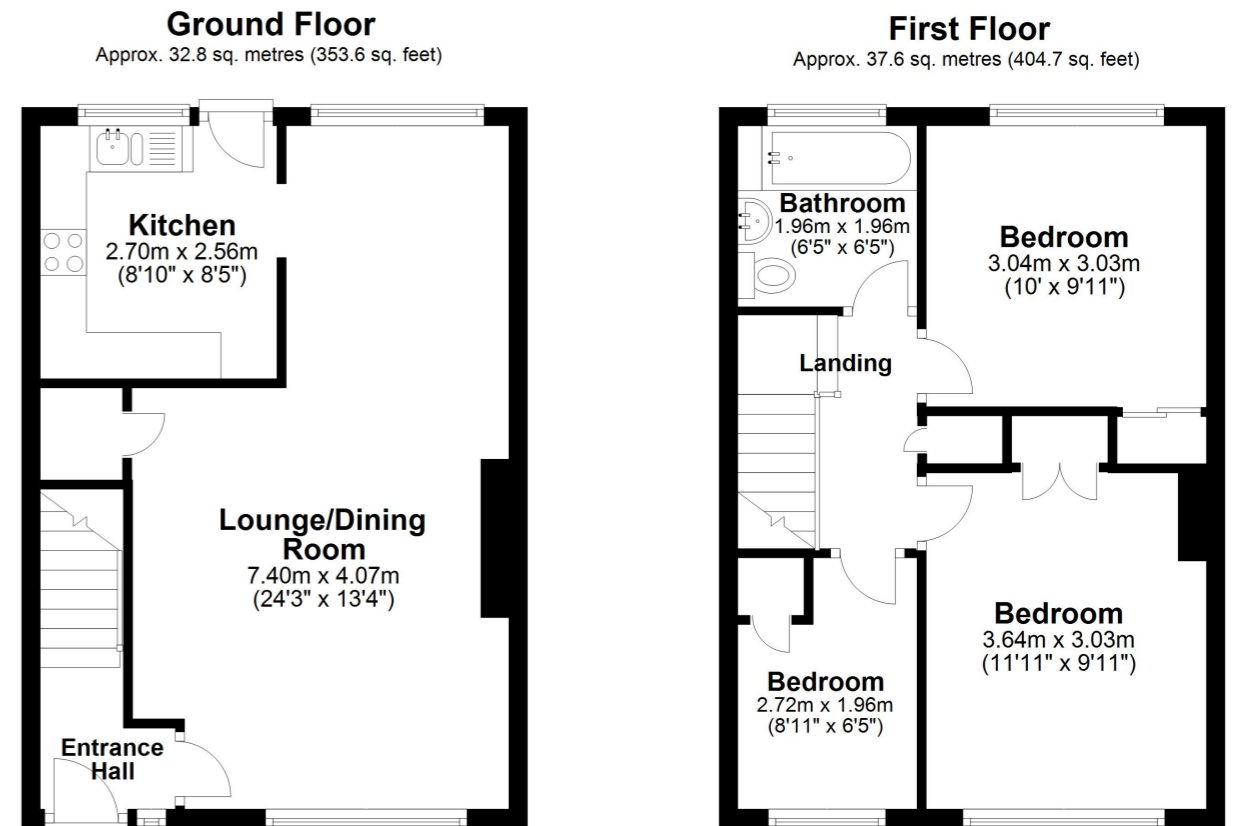
1.96m x 1.96m (6'5" x 6'5"). Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and double glazed window.

## Garden

A sunny and enclosed rear garden. Paved seating area with steps leading to decked and flower bed areas.

## 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.



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.

