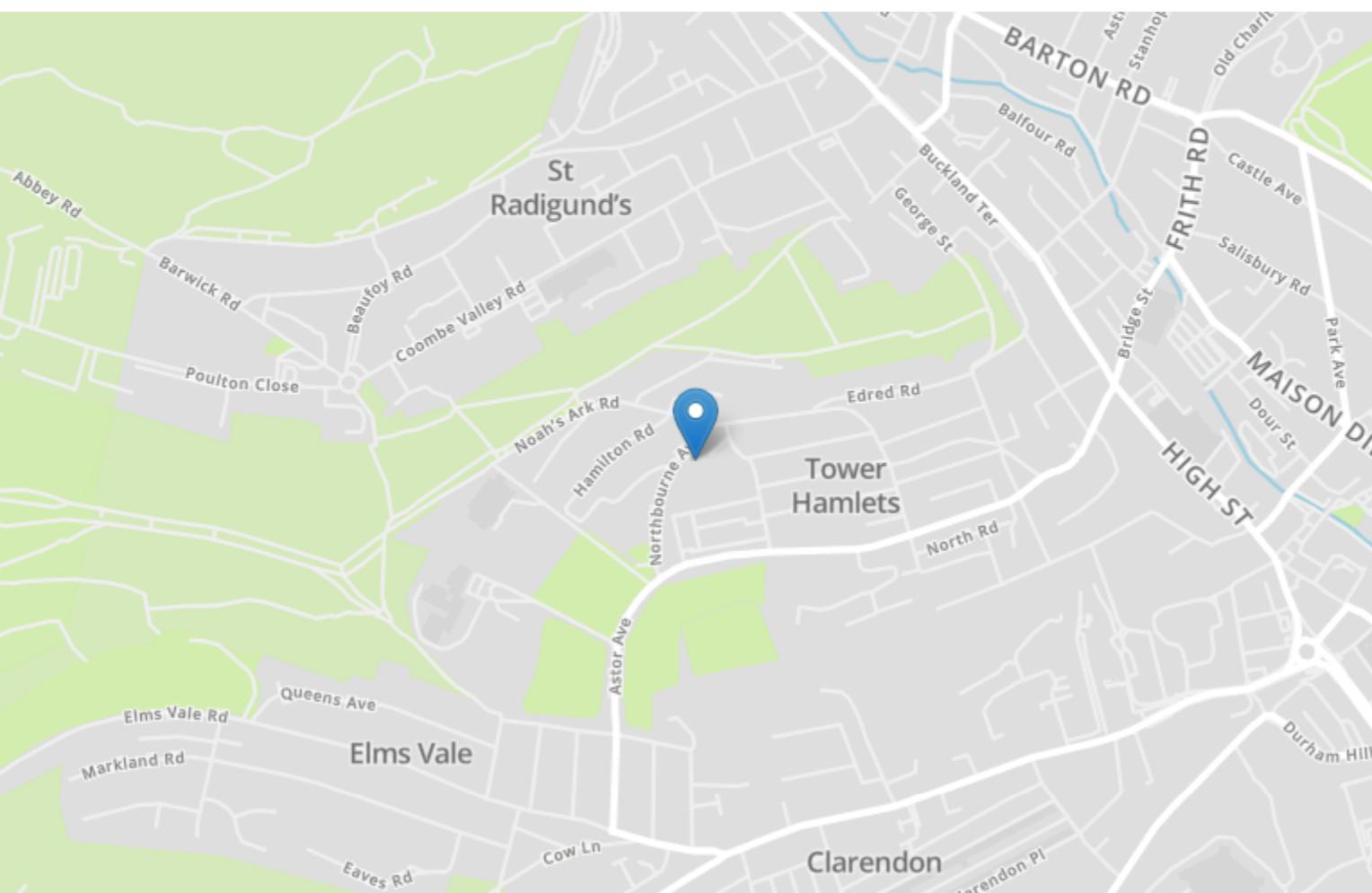
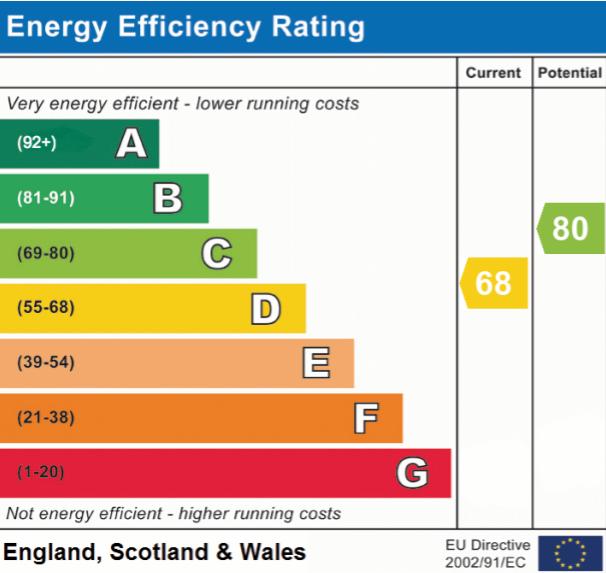


**Burnap + Abel**  
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## 18 Northbourne Avenue

Dover  
CT17 0BY

**£185,000 FREEHOLD**

Draft Details...FOR SALE THOROUGH BURNAP + ABEL...Situated along the popular Northbourne Avenue in Dover, this three-bedroom home presents an excellent opportunity for first-time buyers and growing families alike. Requiring a degree of modernisation, the property is ideal for those looking to put their own stamp on a home and create something truly personal. The accommodation comprises a comfortable lounge, three well-proportioned bedrooms, and a family bathroom, offering practical living space with plenty of potential. Outside, there is a garden providing a pleasant area to relax or entertain. Conveniently located within close proximity to a number of schools and local shops, the property is well positioned for everyday amenities and family life. Further benefits include no onward chain, making this an attractive and straightforward purchase for buyers looking to move quickly. An ideal project home in a sought-after residential location. For your chance to view call Burnap + Abel on 01304 279107.



**Lounge**

15' 1" x 13' 3" (4.60m x 4.04m)

**Kitchen**

12' 11" x 10' 5" (3.94m x 3.17m)

**Bathroom**

8' 2" x 4' 8" (2.49m x 1.42m)

**Bedroom One**

15' 0" x 10' 7" (4.57m x 3.23m)

**Bedroom Two**

10' 6" x 9' 11" (3.20m x 3.02m)

**Bedroom Three**

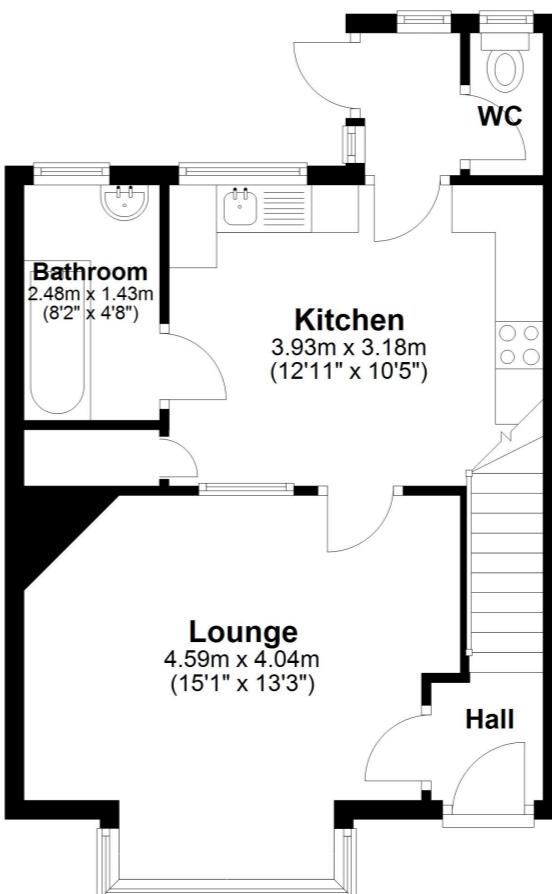
7' 10" x 7' 7" (2.39m x 2.31m)

**Garden****Area Information**

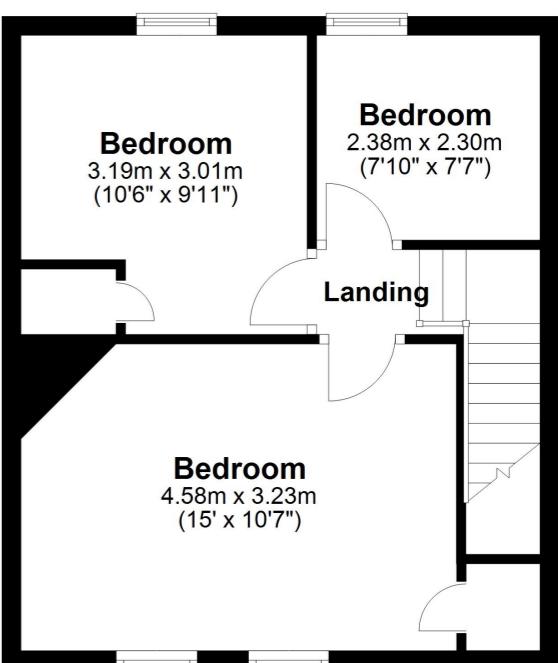
Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

**Ground Floor**

Approx. 39.5 sq. metres (425.0 sq. feet)

**First Floor**

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.5 sq. feet)

