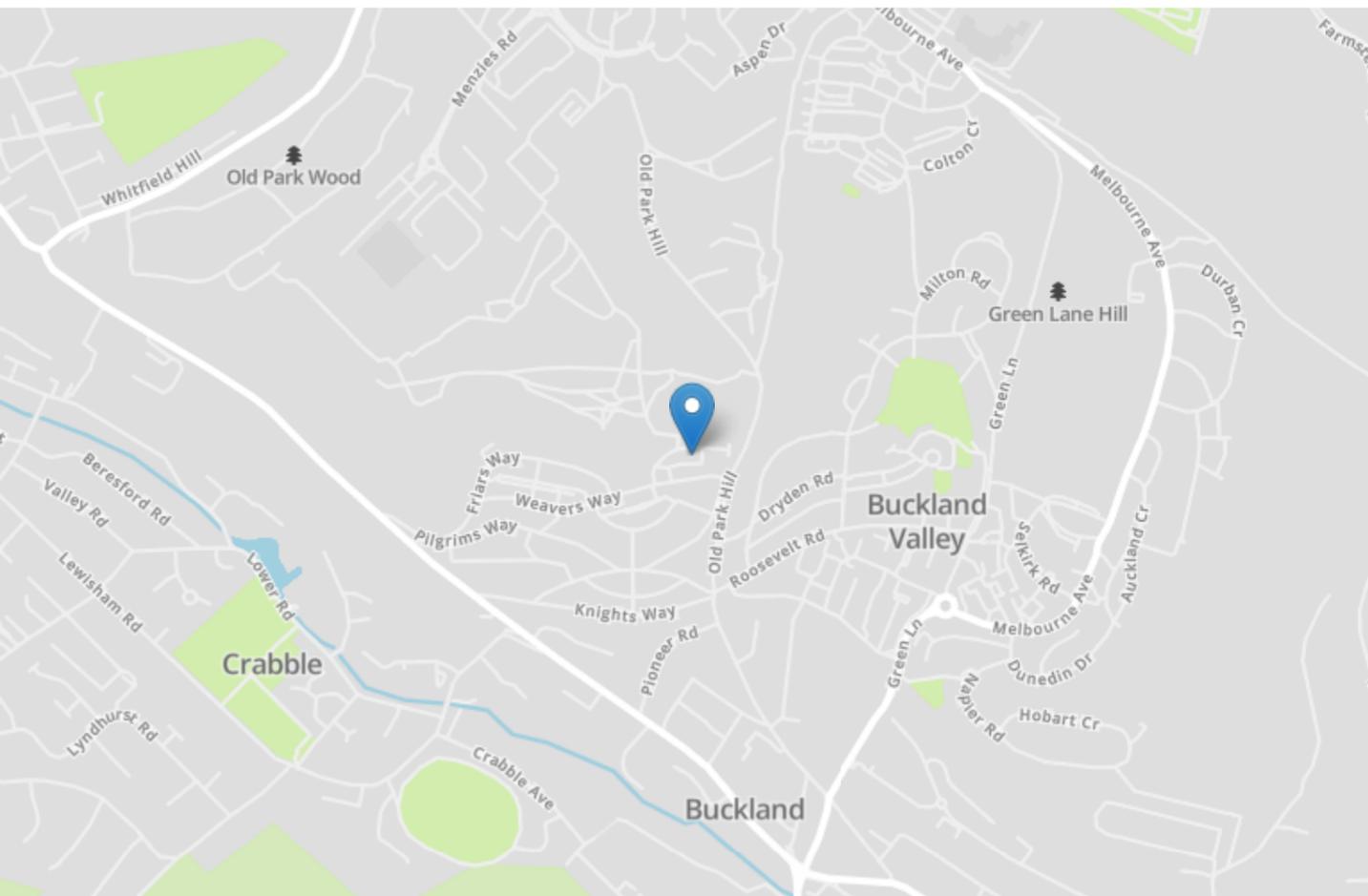


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Monks Way

Dover
CT16 2DL

£210,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL..Wonderful Chain-Free Three-Bedroom Semi-Detached Home | Sought-After Monks Way Location | Lovely Far-Reaching Views | Situated in the highly desirable Monks Way, Dover, this wonderful two/three-bedroom semi-detached family home is offered to the market chain-free, making it an ideal purchase for first-time buyers or buy-to-let investors. The accommodation boasts a spacious lounge/dining room and a well-appointed kitchen, providing comfortable and practical living space. Upstairs, the property offers two well-proportioned bedrooms, along with a third smaller room which would be perfectly suited as a home office, nursery, or dressing room, as well as a family bathroom. Externally, the property benefits from a sunny rear garden enjoying fantastic far-reaching views, ideal for relaxing or entertaining. Located in a popular residential area, the property offers excellent access to local amenities, schools, and transport links. This is a fantastic opportunity to acquire a chain-free home in a sought-after location, and early viewing is highly recommended. Call Burnap + Abel on 01304 279107 for access.



Lounge/Dining Room

17' 6" x 17' 4" (5.33m x 5.28m)

Kitchen

12' 9" x 8' 10" (3.89m x 2.69m)

Bedroom One

14' 7" x 9' 1" (4.45m x 2.77m)

Bedroom Two

11' 0" x 8' 0" (3.35m x 2.44m)

Study/Nursery

9' 1" x 5' 0" (2.77m x 1.52m)

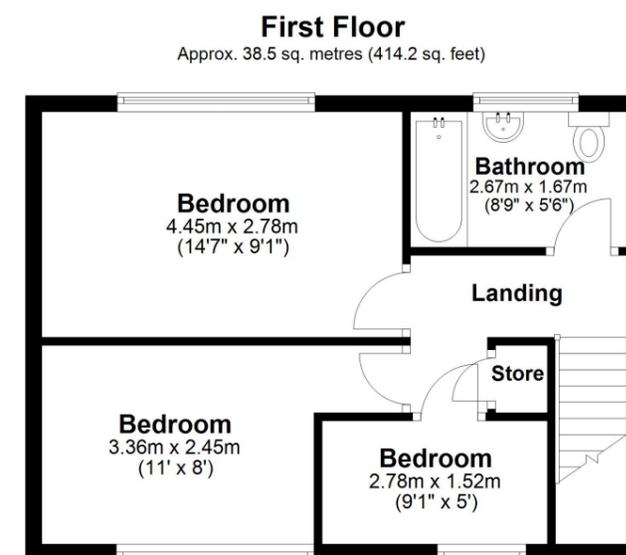
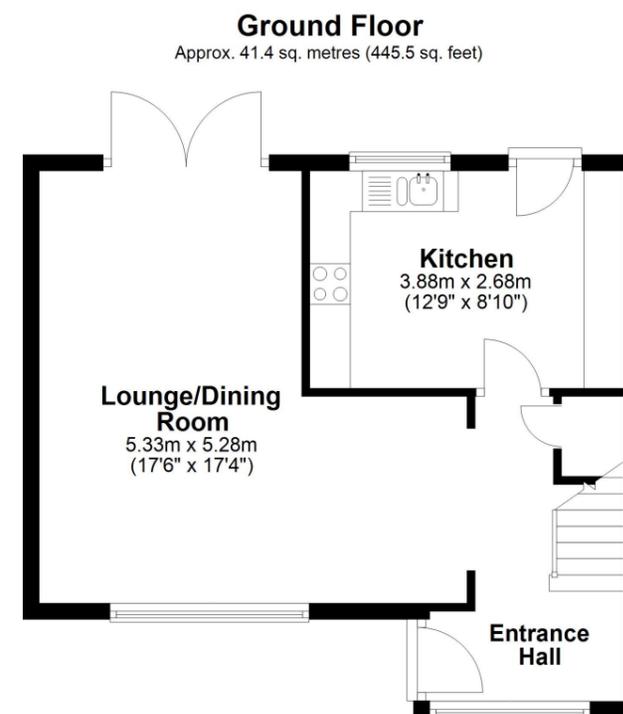
Bathroom

8' 9" x 5' 6" (2.67m x 1.68m)

Garden

Area Information

This property is situated within easy access of Dover town and a selection of shops and is also ideally located for access to the A2/M2 and the M20 via the Alkham Valley. There are a good range of primary and secondary schools nearby including the Girl's and Boy's Grammar Schools. Within a short driving distance is the railway station at Kearsney and also Dover Priory station in the town with the fast link train to London St Pancras in 1 hour 10 minutes.



Total area: approx. 79.9 sq. metres (859.7 sq. feet)

