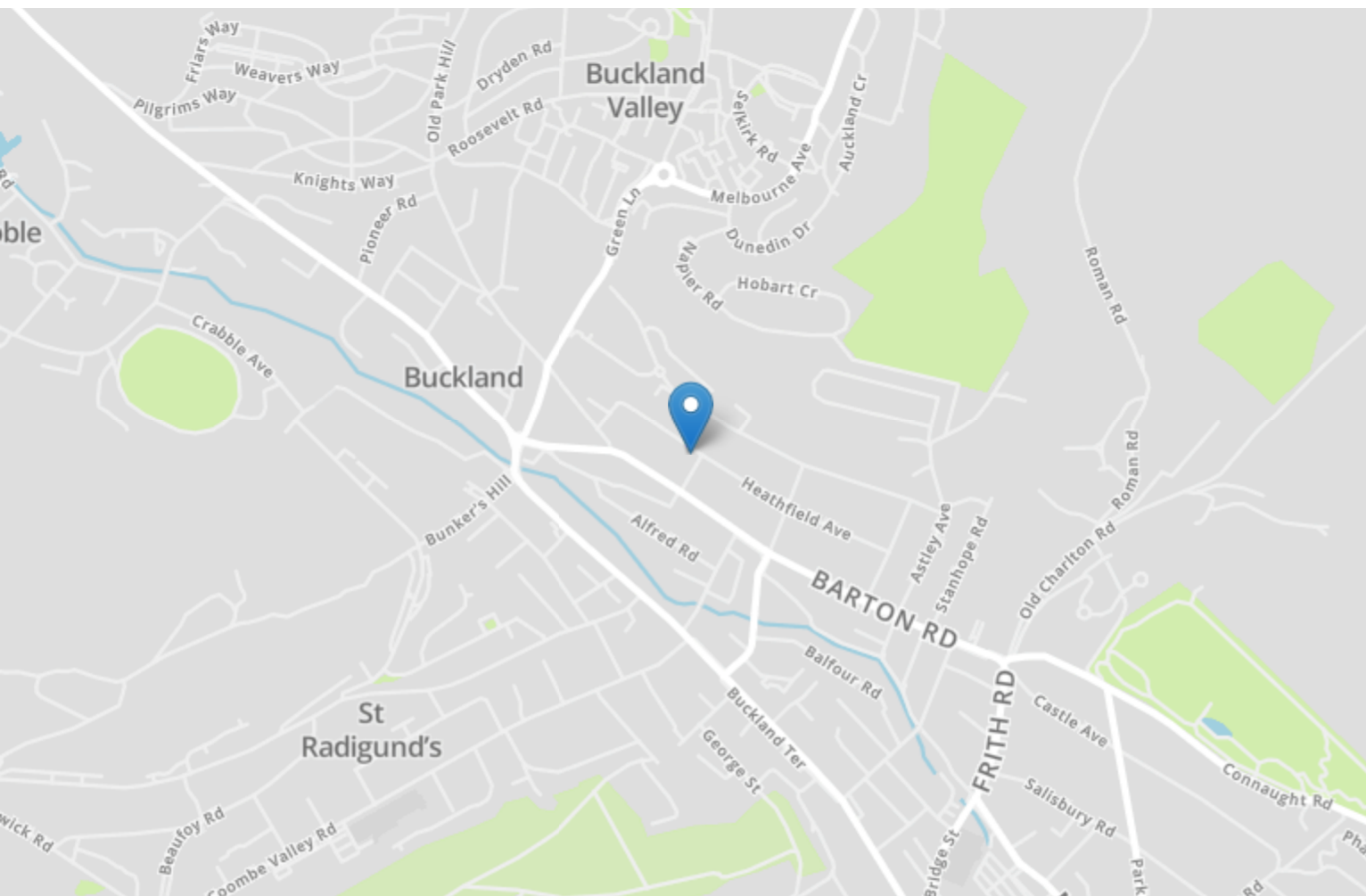


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



97 Heathfield Avenue

Dover
CT16 2PD

£169,950 FREEHOLD

Draft Details...Chain Free | Two Bedroom House | Garden | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in the highly sought after Heathfield Avenue, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, modern kitchen, two double bedrooms and a modern shower room. Additional benefits include a garden, double glazing, gas central heating and NO ONWARD CHAIN. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view, call Burnap + Abel now on 01304 279107.



Lounge

13' 5" x 11' 5" (4.09m x 3.48m) Carpeted floor, radiator and double glazed bay fronted window.

Kitchen

11' 4" x 9' 5" (3.45m x 2.87m) Modern fitted kitchen with a mix of wall and base units integrated oven/hob, fridge, freezer and space for washing machine. Radiators and double glazed windows.

Shower Room

Modern shower room with walk in shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Bedroom One

11' 4" x 9' 8" (3.45m x 2.95m) Double bedroom with carpeted floor, built in cupboards, feature fire place, radiator and double glazed window.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m) Double bedroom with carpeted floor, cupboard with wall mounted boiler, radiator and double glazed window.

Garden

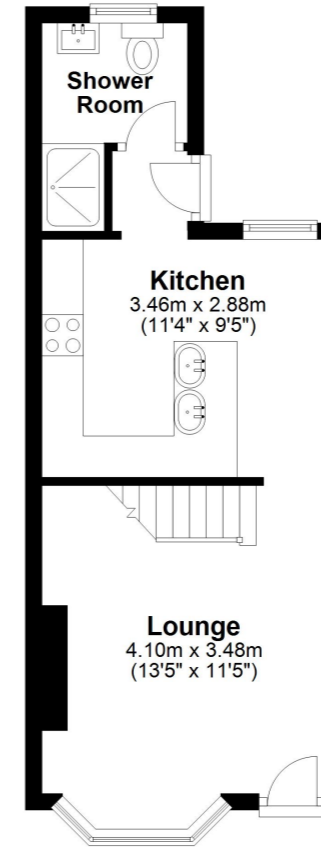
Low maintenance sunny rear garden with paved and decked areas.

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.

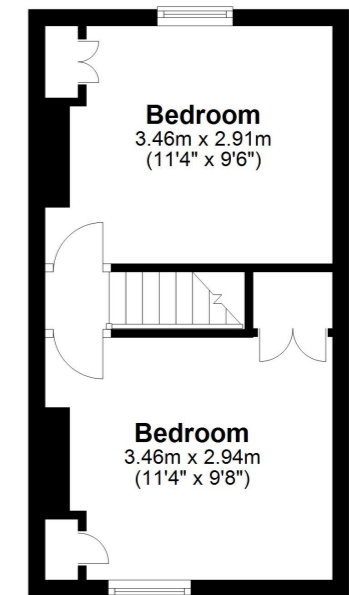
Ground Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.3 sq. feet)



Total area: approx. 51.5 sq. metres (554.3 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.

