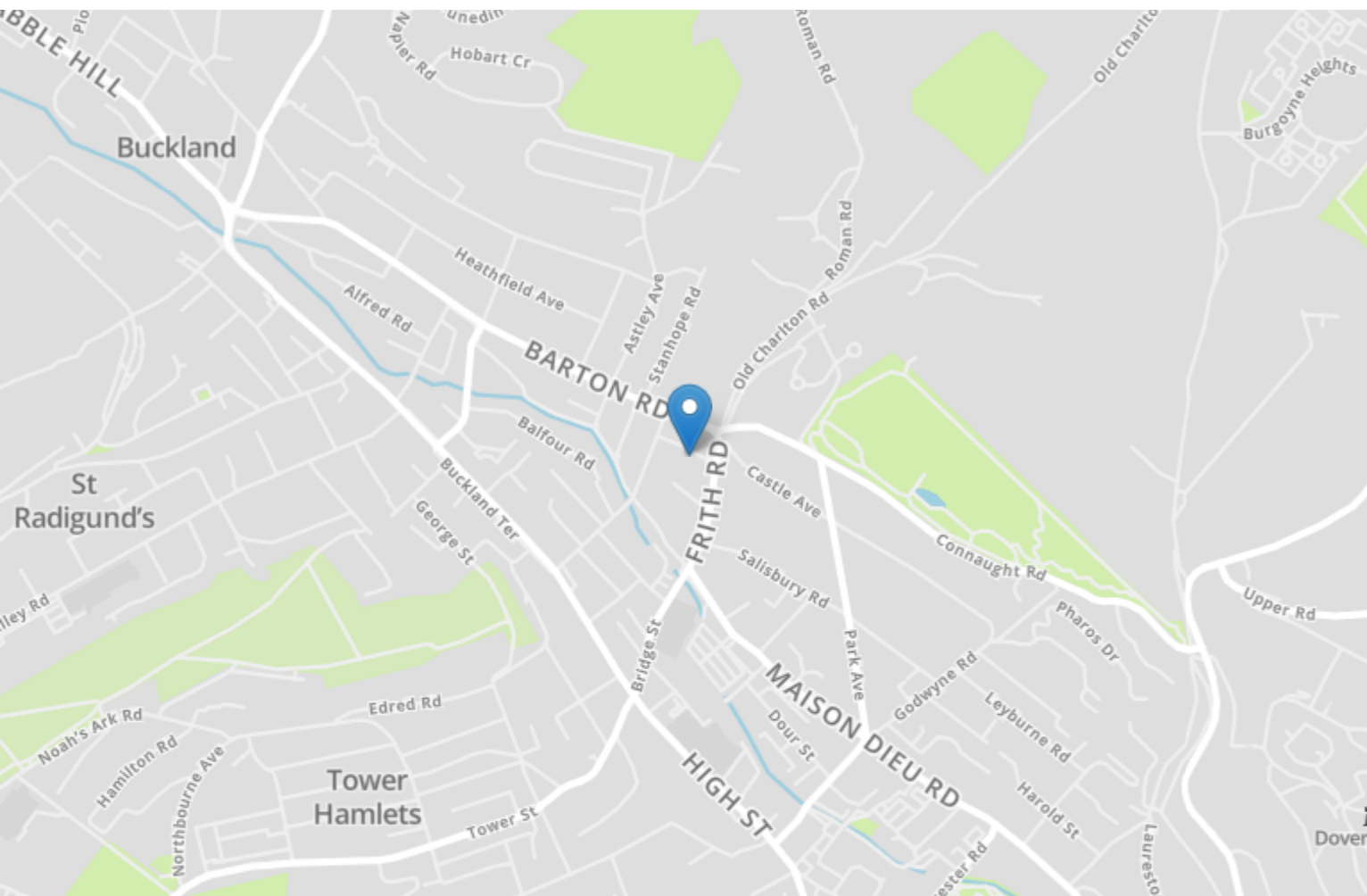


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



11 Avenue Road

Dover
CT16 2PX

£230,000 FREEHOLD

Draft Details...Beautiful Three Bedroom House | Stunning Kitchen/Dining Room | Three Double Bedrooms | Garden | Burnap + Abel are delighted to offer onto the market this wonderful three bedroom house located in the highly sought after Avenue Road, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, fantastic kitchen/dining room - Ideal for entertaining, three double bedrooms and a beautiful bathroom with underfloor heating. Additional benefits include a private garden, wood burner and gas central heating. Located within a level walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Stairs to first + lower floor and doors leading to;

Bedroom Three

12' 6" x 10' 5" (3.81m x 3.17m) Double bedroom with laminate floor, cupboard space, radiator and bay fronted windows.

Bathroom

13' 7" x 10' 2" (4.14m x 3.10m) A beautiful modern bathroom with underfloor heating, bath, separate walk in shower, low level W.C., wash hand basin, radiator, cupboard and window.

Lounge

13' 5" x 12' 4" (4.09m x 3.76m) Spacious lounge with bay fronted windows, radiator, access to front and under stairs cupboard space.

Kitchen/Dining Room

19' 0" x 13' 6" (5.79m x 4.11m) A beautiful kitchen/dining room - Ideal when entertaining family and friends! The kitchen area has base units, integrated oven/hob, fridge and dishwasher. The dining area has space for a table and chairs, wood burner, radiator and under stairs cupboard space.

Bedroom One

13' 7" x 12' 11" (4.14m x 3.94m) Double bedroom with two cupboards, radiator and window.

Bedroom Two

13' 6" x 10' 5" (4.11m x 3.17m) Double bedroom with radiator and windows.

Garden

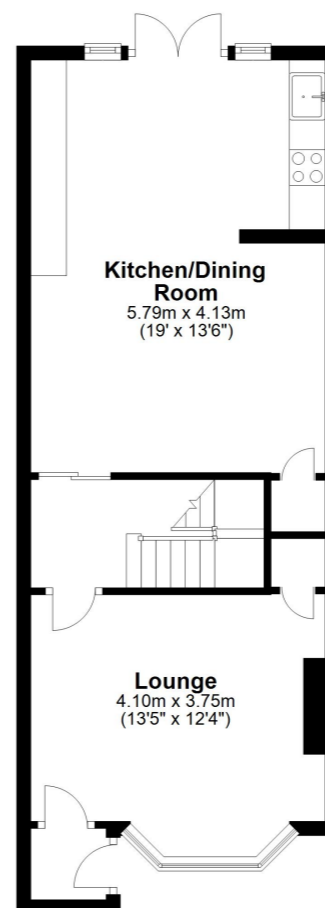
A private low maintenance rear garden with paves and artificial grass areas.

Area Information

This terraced home is located on the level in a popular residential area just a short walk away from the town centre. Within the local area there is a variety of shops along with the new shopping area at St James. There is a good selection of primary and secondary schools, including the Girl's and Boy's Grammar close by. There are excellent access routes to the A2/M2 and the A20/M20. The main line railway station at Dover Priory with its fast link to London in just over an hour, is also a short drive away.

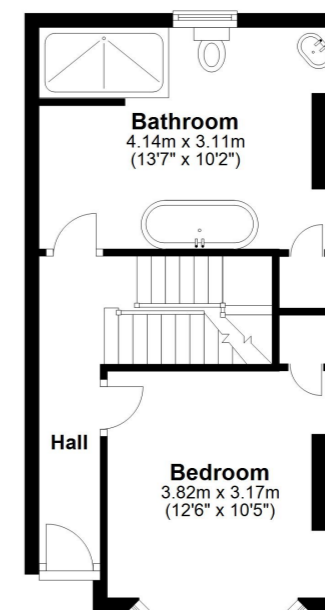
Lower Ground Floor

Approx. 45.6 sq. metres (490.7 sq. feet)



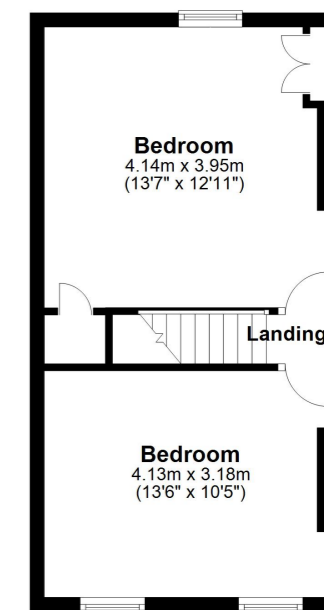
Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.7 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.

