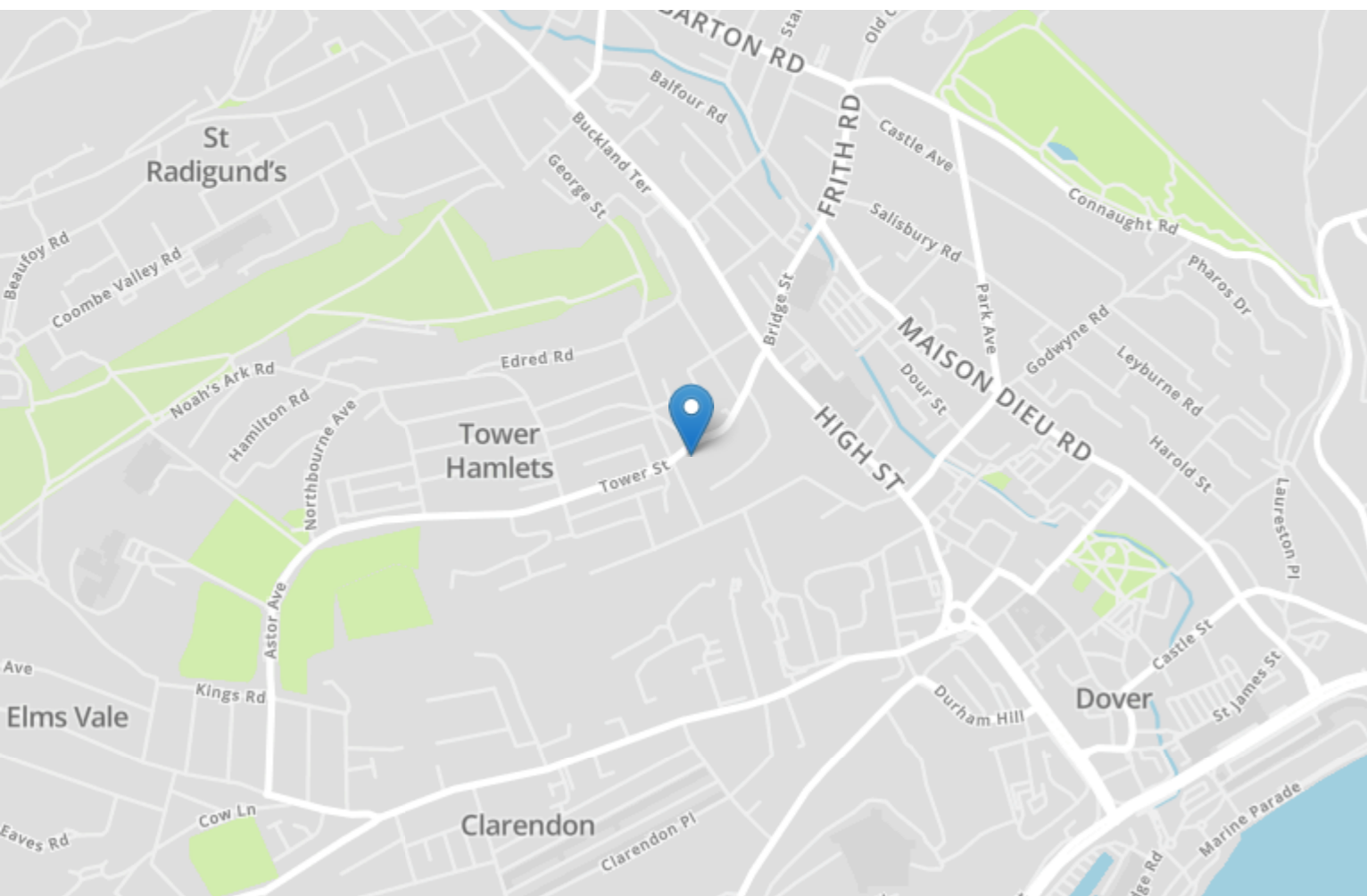


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



49 Tower Hamlets Road

Dover
CT17 0DT

£165,000 FREEHOLD

Draft Details...Price Range £165,000 - £175,000 | Chain Free | Two Bedroom House With Cellar | Downstairs W.C. | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in the conveniently placed Tower Hamlets Road, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include a generous size rear garden, downstairs W.C., cellar, double glazing, gas central heating and NO ONWARD CHAIN. The property is situated in the popular Tower Hamlets area of town and only a short distance from the town centre. Dover main-line railway station with the fast link train to St Pancras in just over an hour is within walking distance. Within the area, there are a good range of primary and secondary schools including the Dover Boys and Girls Grammar Schools. There are good access routes to the A20/M20 and A2/M2. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

12' 0" x 10' 0" (3.66m x 3.05m) Carpeted floor, radiator and double glazed window.

Dining Room

11' 11" x 8' 10" (3.63m x 2.69m) Separate dining room with carpeted floor, radiator, double glazed window and door to the cellar.

Kitchen

8' 9" x 7' 4" (2.67m x 2.24m) A mix of wall and base units, space for washing machine and fridge freezer, integrated oven hob, radiator and double glazed window.

Cellar

12' 8" x 12' 2" (3.86m x 3.71m) Double glazed window. Potential to be converted into an office.

W.C.

Low level W.C., wash hand basin, radiator and frosted double glazed window.

Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m) Double bedroom with carpeted floor, radiator, double glazed window and over stairs cupboard. Bathroom accessed via this bedroom.

Bathroom

8' 11" x 7' 4" (2.72m x 2.24m) Bath with shower attachment, low level W.C., wash hand basin, radiator, cupboard with wall mounted boiler and double glazed window.

Bedroom Two

12' 2" x 10' 3" (3.71m x 3.12m) Double bedroom with carpeted floor, radiator and double glazed window.

Garden

Large rear garden.

Area Information

Situated close to Dover Town Centre 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.

