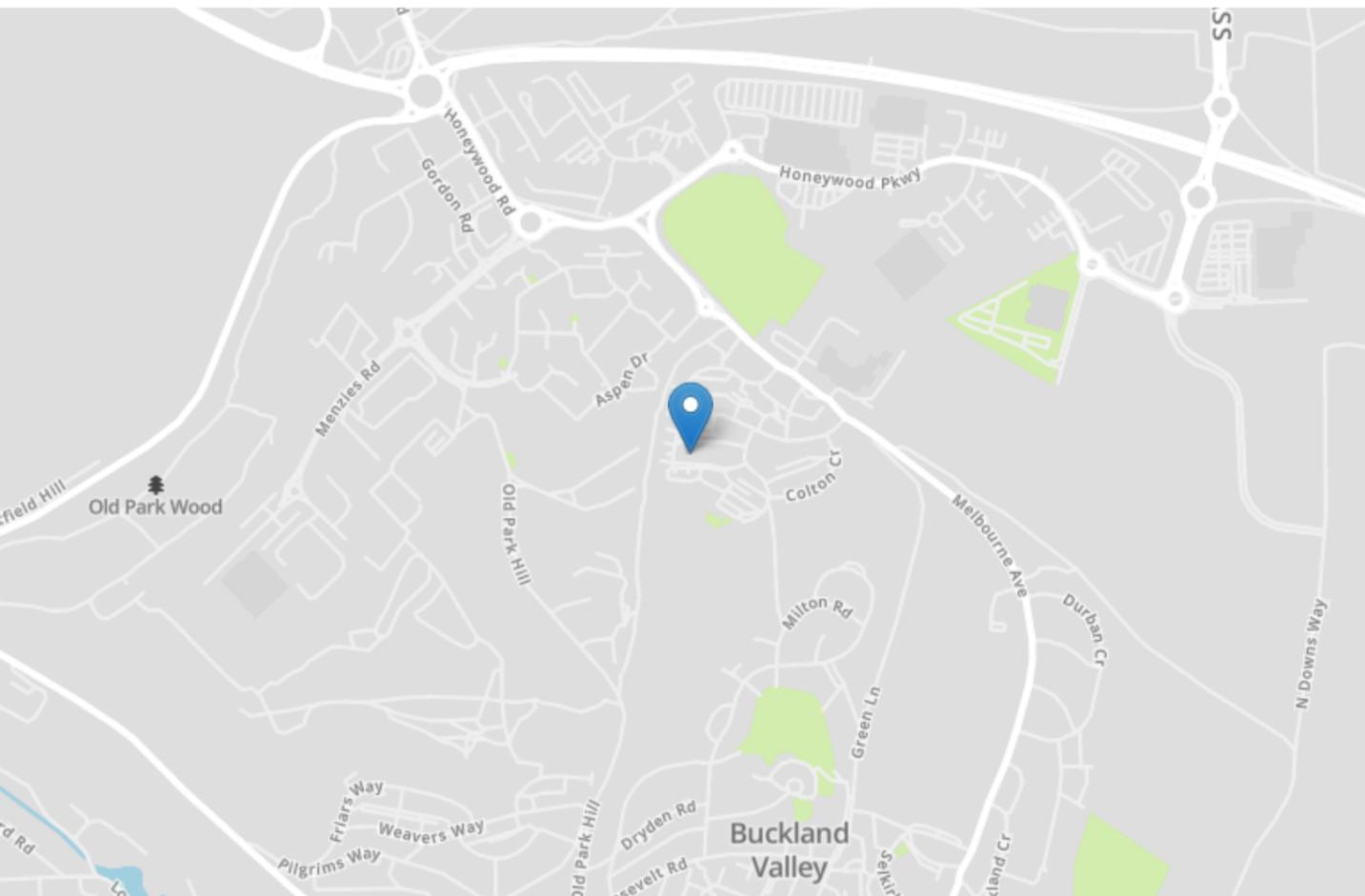


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



2 Hirst Close

Dover
CT16 2EJ

£230,000 FREEHOLD

Draft Details...Fantastic Three Bed Semi Detached House | Ideal For First Time Buyers & Those With A Growing Family | Garden | Popular Residential Location | Burnap + Abel are delighted to offer onto the market this wonderful three bed semi detached house located in the highly sought after Hirst Close, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, three good size bedrooms and a modern bathroom. Additional benefits include a garden with side access, double glazing and gas central heating. The nearby village of Whitfield is both popular and conveniently situated for easy access to the coastal port of Dover with its Docks, seafront and regular crossings to the Continent and easy drive via the A2 main dual carriageway to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Radiator, under stairs storage, carpeted stairs to the first floor and doors leading to;

Lounge / Dining Room

24' 6" x 10' 5" (7.47m x 3.17m) A large open plan lounge/dining room - The lounge area has laminate floor, radiator and double glazed window. The dining area has laminate floor, space for a table and chairs, radiator and double glazed doors to the garden.

Kitchen

8' 8" x 7' 6" (2.64m x 2.29m) A mix of wall and base units, space for fridge freezer, washing machine, tumble dryer and integrated oven/hob. Wall mounted boiler and double glazed window.

First Floor Landing

Carpeted stairs to the first floor, carpeted landing, loft hatch, airing cupboard and doors leading to;

Bedroom One

12' 8" x 9' 6" (3.86m x 2.90m) Large double bedroom with carpeted floor, radiator and double glazed window boasting fantastic far reaching views.

Bedroom Two

11' 3" x 8' 7" (3.43m x 2.62m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m) A generous size third bedroom with carpeted floor, radiator and double glazed window boasting fantastic far reaching views.

Bathroom

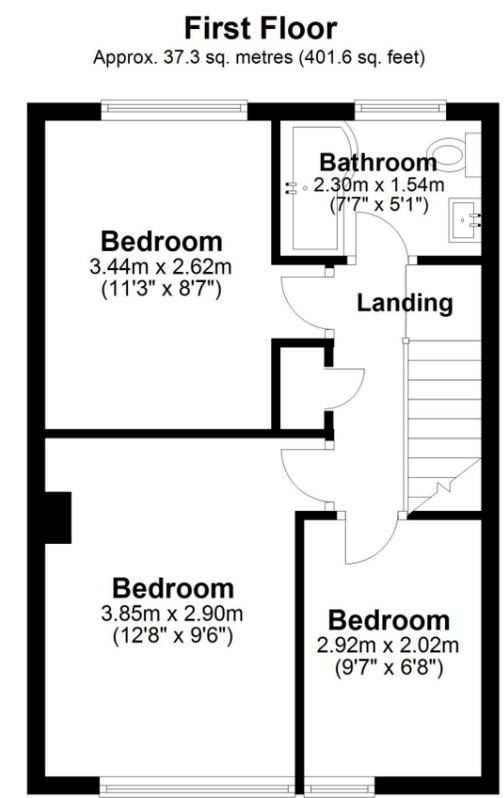
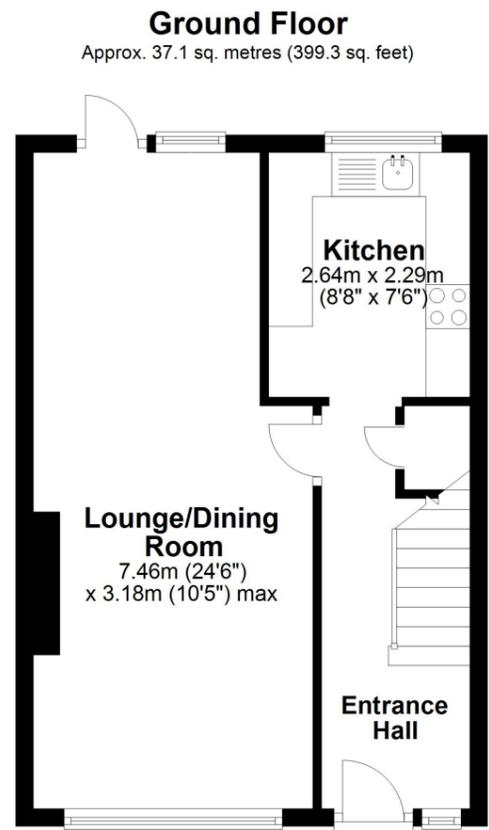
7' 7" x 5' 1" (2.31m x 1.55m) Bath with overhead shower, low level W.C., wash hand basin radiator and double glazed window.

Garden

A low main rear garden with paved and decked seating areas. Side access.

Area Information

This home is conveniently located just a 10-minute walk from Honeywood business park including shops such as Tesco, B&M, Lidl and Pets at Home, and just a 15-minute drive to Dover's high-speed rail link, granting you direct access to London St. Pancras in 62 minutes. This convenience is a dream for commuters and anyone seeking easy access to the heart of the capital. Additionally, the rail line offers links to Canterbury in 22 minutes as well as Folkestone and Deal in 15 minutes.



Total area: approx. 74.4 sq. metres (800.9 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.

