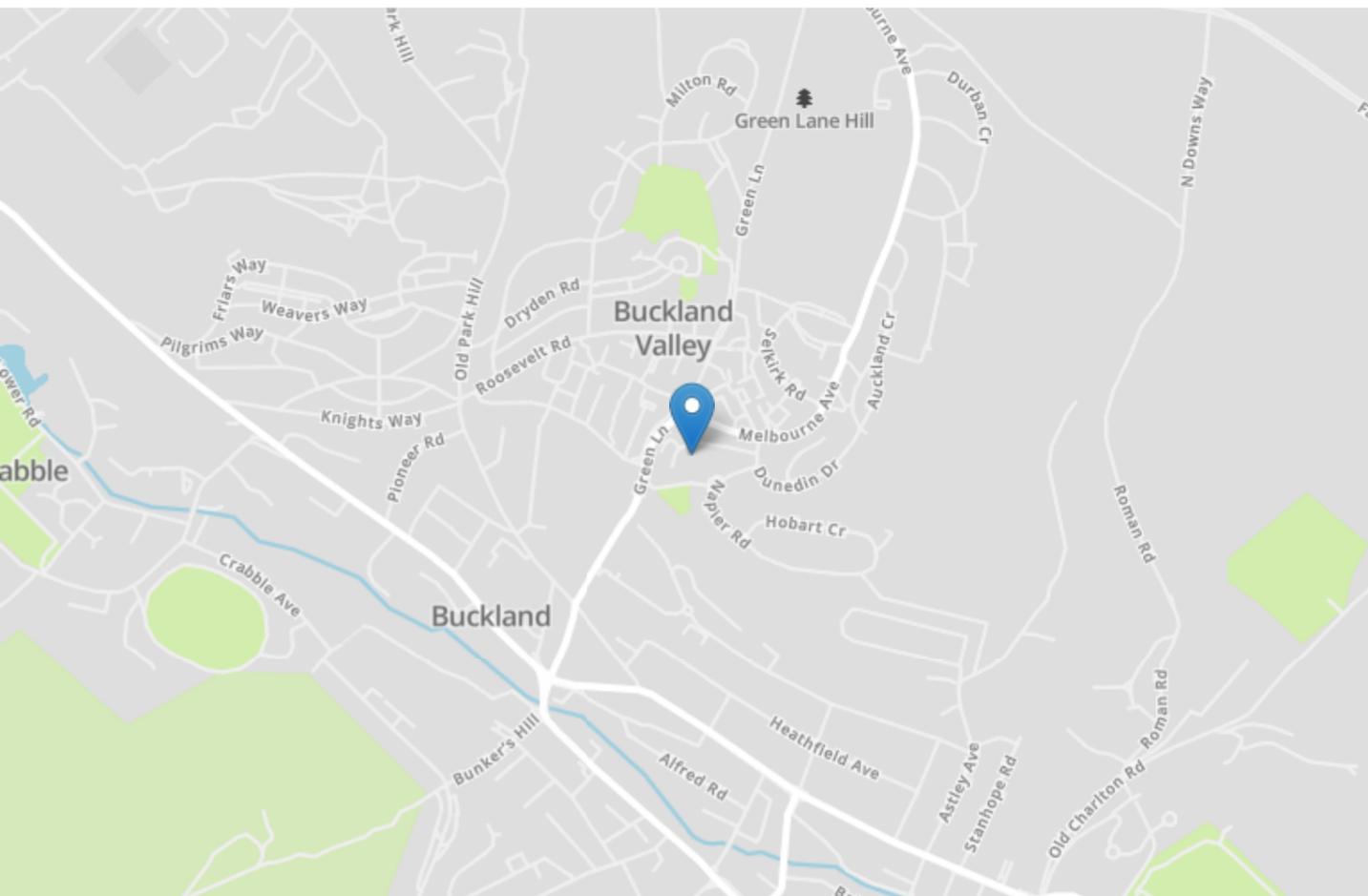


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 71 Christchurch Way

Dover  
CT16 2RG

**£200,000 FREEHOLD**

Draft Details...PRICE RANGE £200,000 - £210,000 | FOR SALE THROUGH BURNAP + ABEL...Located within a leafy, green cul-de-sac enjoying glorious views across the valley at the rear, this well-presented two-bedroom family home is offered with no onward chain. The accommodation comprises a bright double-aspect lounge/dining room with double-glazed French doors opening onto the enclosed rear garden. This leads through to a separate kitchen fitted with a range of matching units and worktops. To the first floor are two double bedrooms, with the principal bedroom benefiting from useful storage, along with a well-appointed family bathroom. The property further benefits from double glazing throughout and gas central heating. Externally, there are generous front and rear gardens, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. In addition, there is a designated parking space for one car and ample on-street parking. For your chance to view call Burnap + Abel on 01304 279107.



**Lounge/Dining Room**

21' 2" x 12' 6" (6.45m x 3.81m)

**Kitchen**

9' 0" x 6' 11" (2.74m x 2.11m)

**Bedroom One**

11' 6" x 9' 9" (3.51m x 2.97m)

**Bedroom Two**

11' 5" x 8' 3" (3.48m x 2.51m)

**Bathroom**

6' 6" x 6' 2" (1.98m x 1.88m)

**Garden****Parking**

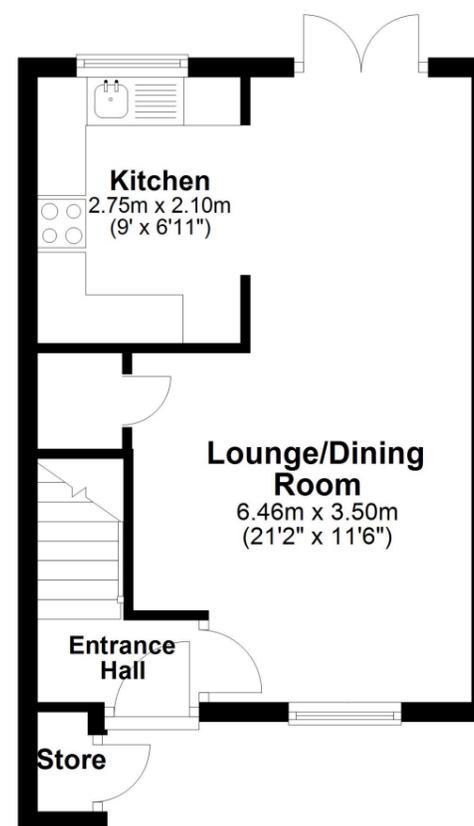
The property is being sold with allocated parking for one car.

**Area Information**

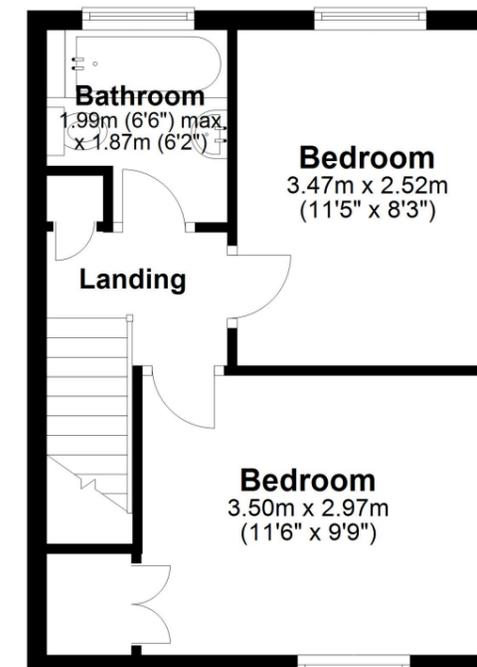
The coastal town of Dover offers a range of shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park . The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.

**Ground Floor**

Approx. 34.6 sq. metres (372.9 sq. feet)

**First Floor**

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.6 sq. feet)

