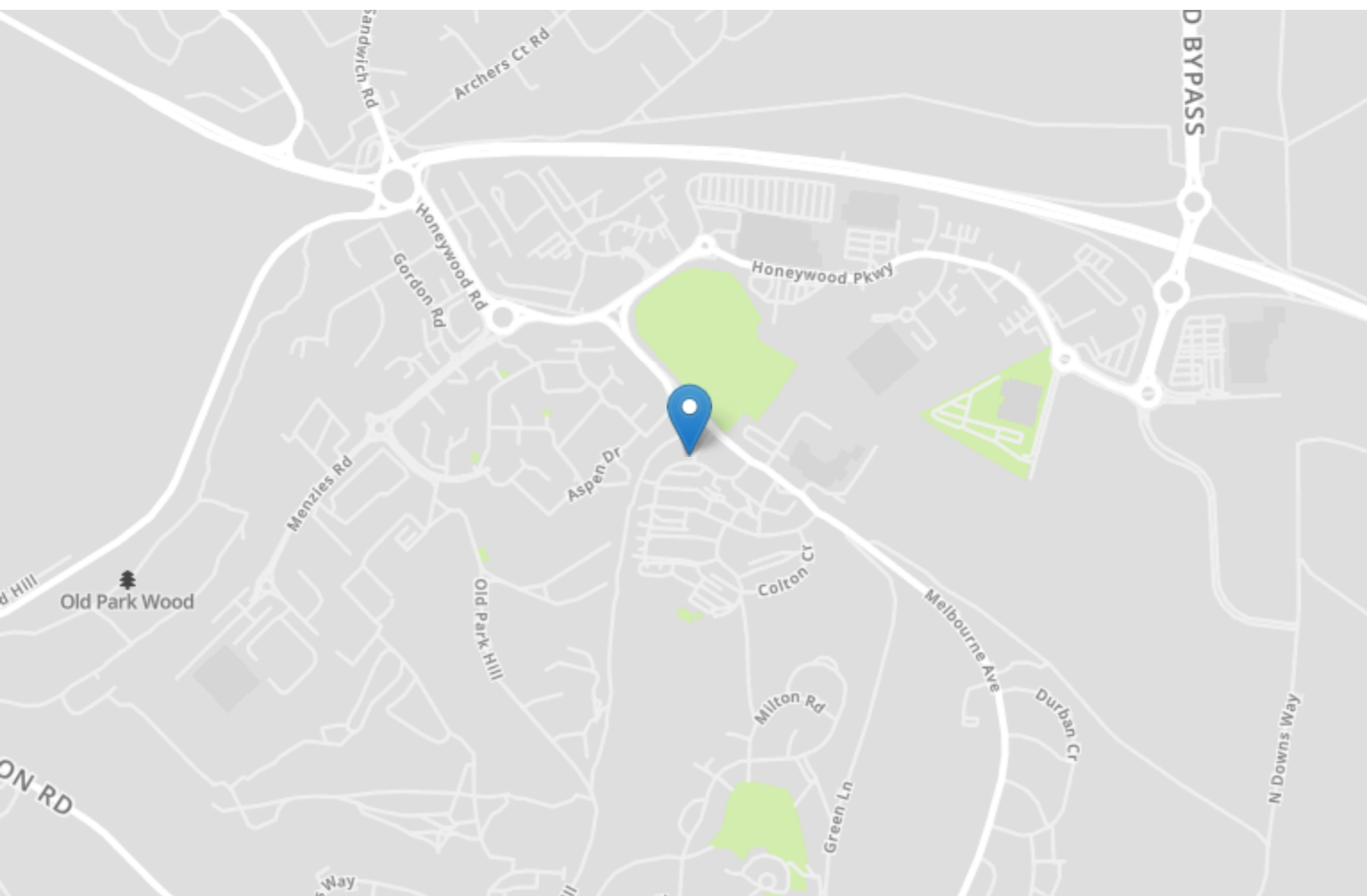


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20 Fulbert Road

Dover
CT16 2ED

£220,000 FREEHOLD

Draft Details...Offers Over £220,000 | Chain Free | Beautiful Two Bedroom House | Full Rewire & Wrens Kitchen Installed in 2022 | Two Double Bedrooms | Ideal For First Time Buyers, Buy To Let Investors & Those Looking To Downsize | Popular Residential Location | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in the popular Fulbert Road, Dover. The property has been tastefully refurbished throughout and the accommodation boasts a spacious lounge, dining area, modern Wrens kitchen (Installed in 2022) two double bedrooms and a modern family bathroom. Additional benefits include double glazing, gas central heating, full rewire and replastered throughout (2022), carpets laid in 2022, garden with rear access (new fencing in 2022) and NO ONWARD CHAIN. 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 agents Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Dining Room

12' 3" x 7' 5" (3.73m x 2.26m)

Kitchen

9' 0" x 7' 4" (2.74m x 2.24m)

Bedroom One

15' 3" x 9' 7" (4.65m x 2.92m)

Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

Bathroom

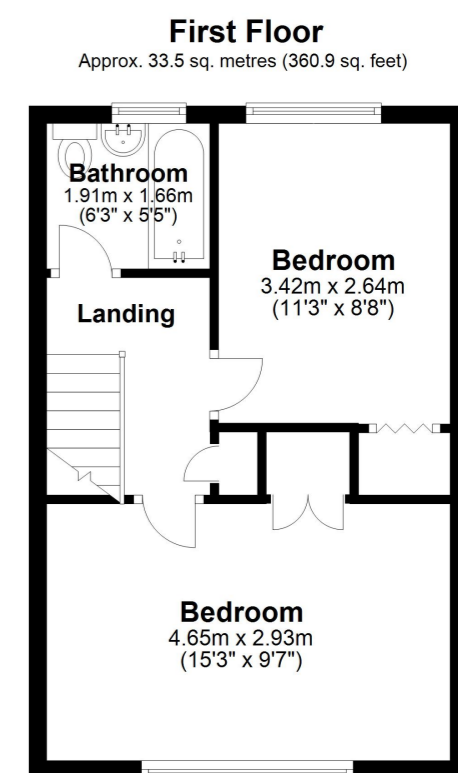
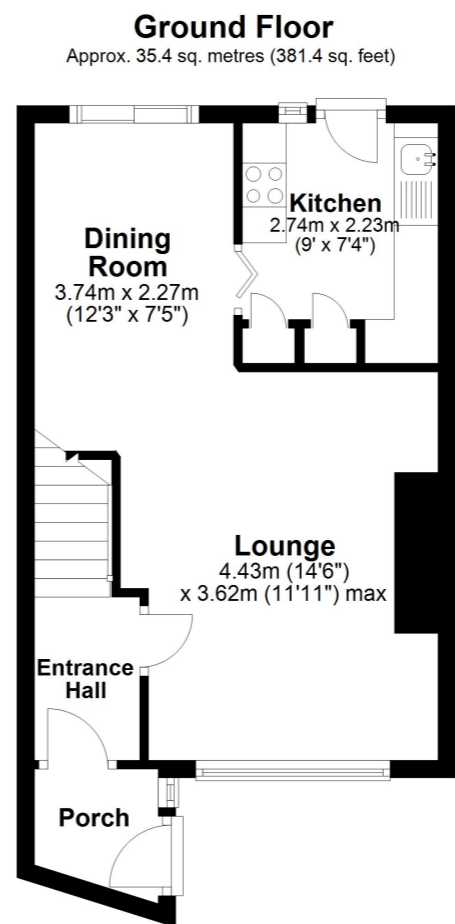
6' 3" x 5' 5" (1.91m x 1.65m)

Garden

Private sunny rear garden with rear access and a brick built shed.

Area Information

Set in a popular residential area just a short drive away from Dover town and Dover Priory main line railway station with its fast links to London in just over 1 hour 5 minutes. There are a selection of both primary and secondary schools, including the Boys & Girls Grammar Schools near by. At the top of the hill is Tesco, White Cliff Vets and the recently opened Pets At Home, B&M superstore and B&Q. There are good access routes to the A2/M2 for Canterbury and London.



Total area: approx. 69.0 sq. metres (742.3 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.

