

## 20 Percival Terrace

Dover  
CT17 9SU

£160,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £160,000 | Chain-Free | Large Sunny Garden | Three Double Bedrooms | Close to Dover Priory Station | This fantastic three-bedroom terraced house, arranged over three floors, presents an excellent opportunity for those seeking a spacious home with great potential. Benefiting from three generously sized double bedrooms, a bright lounge, kitchen, and a family bathroom, the property offers versatile accommodation for a growing family. The home enjoys double glazing and gas central heating, and while it would benefit from some refurbishment, it provides the perfect chance for buyers to add their own style and value. Outside, the property boasts a large sunny rear garden, ideal for families, gardening enthusiasts, or those who enjoy outdoor entertaining. Perfectly positioned within walking distance of local schools and shops, the home also benefits from close proximity to Dover Priory train station, offering fast links to London – making it an ideal choice for commuters. Offered to the market chain-free, this is a rare opportunity to secure a spacious home in a convenient location with scope for modernisation. For your chance to view, contact Burnap + Abel today on 01304 279107.





**Bedroom Three**

12' 2" x 10' 3" (3.71m x 3.12m)

**Bathroom**

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

**Lounge**

12' 0" x 10' 4" (3.66m x 3.15m)

**Kitchen**

12' 2" x 10' 11" (3.71m x 3.33m)

**Bedroom One**

12' 0" x 10' 4" (3.66m x 3.15m)

**Bedroom Two**

12' 2" x 10' 4" (3.71m x 3.15m)

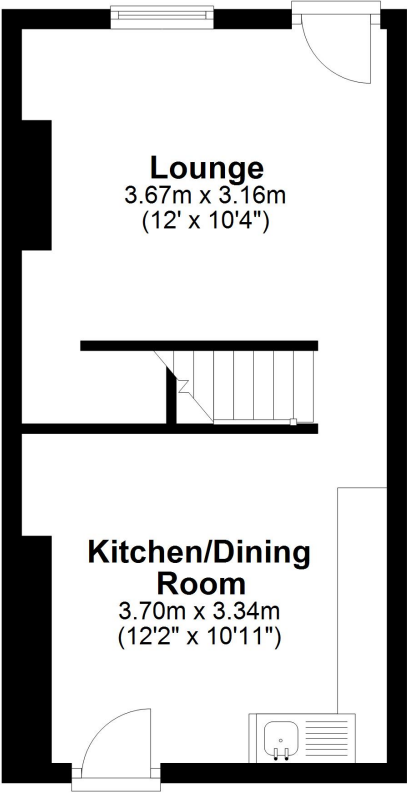
**Garden**

**Area Information**

This property is situated in a popular residential area of Dover only a short distance from the town centre and within walking distance of Dover Priory railway station with its fast link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A20/M20 to Ashford and London. There are a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School.

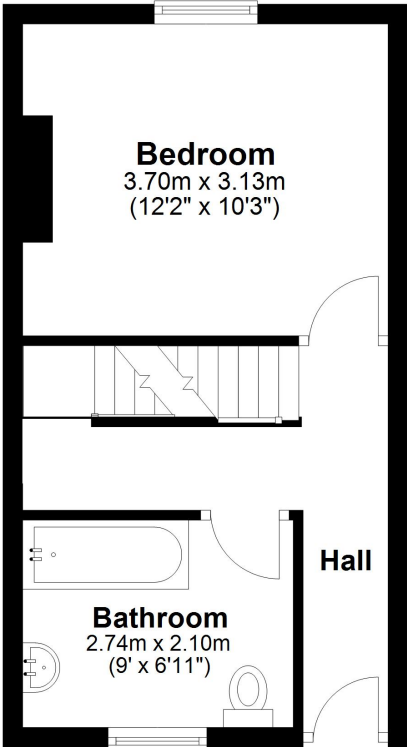
**Lower Ground Floor**

Approx. 27.4 sq. metres (295.3 sq. feet)



**Ground Floor**

Approx. 26.4 sq. metres (283.9 sq. feet)



**First Floor**

Approx. 26.4 sq. metres (283.9 sq. feet)

