
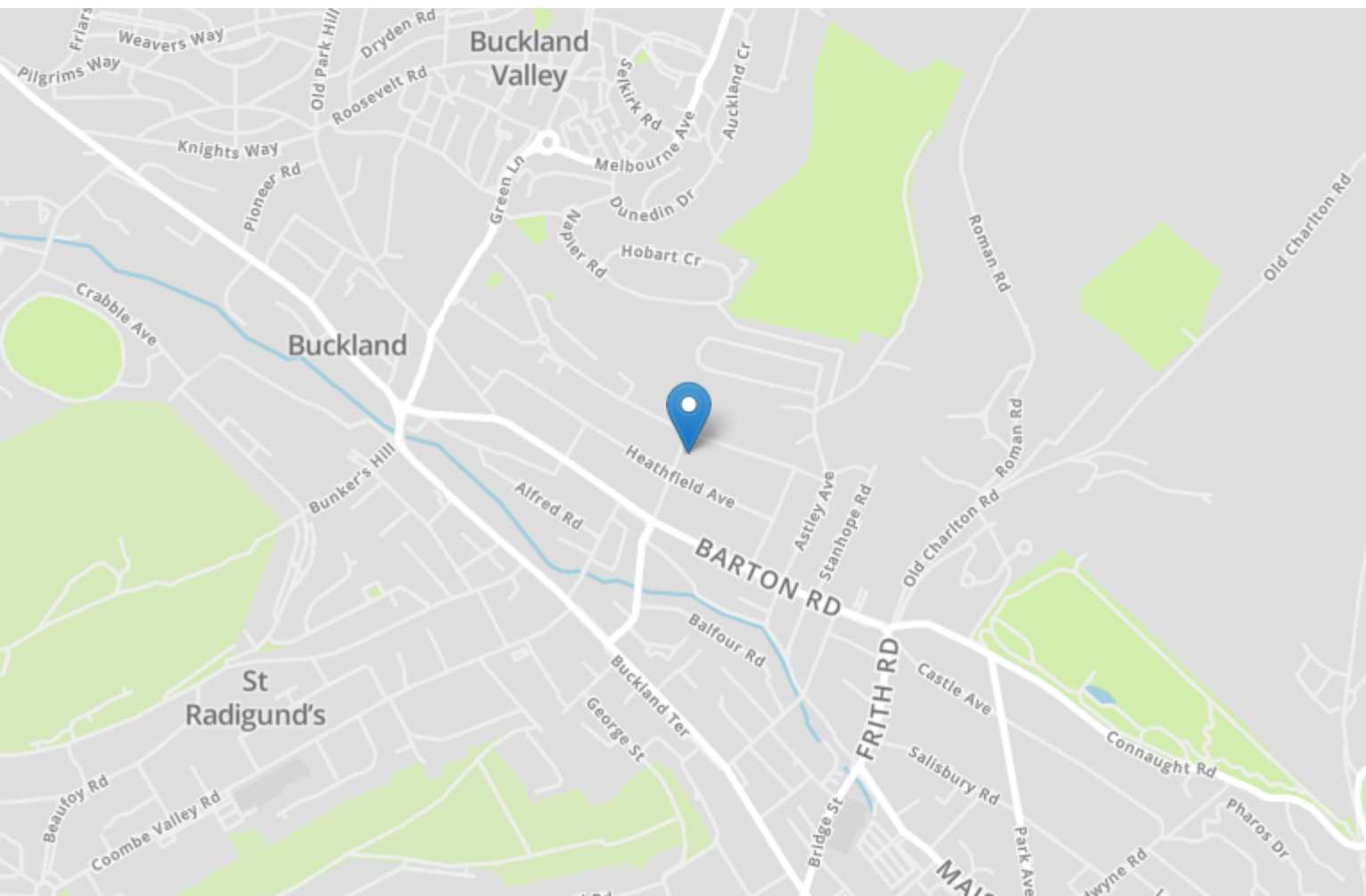


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



34 Minerva Avenue

Dover
CT16 2PF

£160,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL.. Located in the highly sought-after Minerva Avenue, this fabulous two-bedroom terraced house offers an exciting opportunity for buyers to create their perfect home. In need of refurbishment, the property is ideal for those wishing to put their own stamp on a property while benefitting from a strong foundation and recent improvements. The accommodation comprises a spacious lounge and dining area, a kitchen, and two well-proportioned bedrooms, along with a family bathroom. Outside, the property enjoys a generous rear garden, perfect for outdoor living and entertaining. Practical features include gas central heating with a boiler installed in 2021 and a rewire completed in 2021, providing peace of mind for the essentials. The home is also being sold with no onward chain, making the moving process smooth and stress-free. Perfectly situated within walking distance of schools, shops, and local amenities, this property offers convenience, potential, and a prime location in one of Dover's most desirable areas. Contact Burnap + Abel today on 01304 279107 to arrange your viewing.



Lounge

13' 1" x 10' 8" (3.99m x 3.25m)

Dining Room

11' 3" x 10' 11" (3.43m x 3.33m)

Kitchen

9' 5" x 8' 10" (2.87m x 2.69m)

Bedroom One

14' 1" x 11' 1" (4.29m x 3.38m)

Bedroom Two

10' 11" x 9' 0" (3.33m x 2.74m)

Bathroom

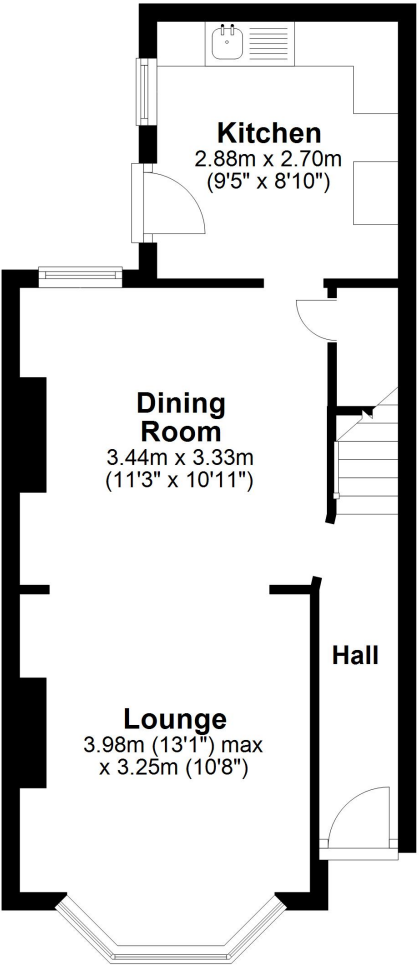
9' 6" x 8' 11" (2.90m x 2.72m)

Garden

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.

Ground Floor
Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.1 sq. feet)

