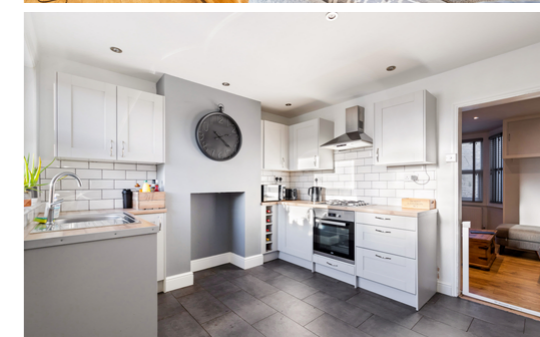


135 Heathfield Avenue

Dover
CT16 2PD

£250,000 FREEHOLD

Draft Details... Beautiful Three Bedroom House | Three Double Bedrooms | Study | Generous Size Sunny Rear Garden With Rear Access | Close Proximity To A Number Of Schools & Shops | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom family home situated in the highly sought after Heathfield Ave, Dover. The accommodation is arranged over three floors ensuring ample space for the entire family and boasts a lovely modern fitted kitchen, spacious lounge, three double bedrooms and beautiful modern bathroom. Additional benefits include a generous size sunny rear garden with rear access, study, double glazing and gas central heating (Boiler installed 2017 & serviced in December 2021). Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view, call sole agent Burnap + Abel now on 01304 279107.



Entrance Hall

Laminate floor, radiator, carpeted stairs to the first/lower ground floor and doors leading to;

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m) Double bedroom with laminate floor, radiator and double glazed bay fronted window.

Bathroom

10' 2" x 8' 3" (3.10m x 2.51m) A beautiful modern fitted bathroom with bath, separate shower, low level W.C., wash hand basin, radiator, feature fire place and frosted double glazed window.

Study

6' 0" x 4' 9" (1.83m x 1.45m) Laminate floor, radiator and double glazed window.

Kitchen

13' 3" x 10' 2" (4.04m x 3.10m) Spacious modern kitchen with a mix of wall and base units, space for fridge freezer, integrated oven/hob, radiator, wash hand basin, double glazed window and door to the garden.

Utility cupboard with wall mounted boiler (serviced December 2021) and space for washing machine and tumble dryer.

Lounge

12' 11" x 10' 0" (3.94m x 3.05m) A lovely lounge with laminate floor, double glazed bay fronted windows, beautiful feature fire place and radiator.

Bedroom One

13' 3" x 10' 3" (4.04m x 3.12m) Large double bedroom with carpeted floor, feature fire place, radiator and double glazed windows.

Bedroom Two

10' 2" x 8' 3" (3.10m x 2.51m) Double bedroom with carpeted floor, radiator and double glazed window.

Garden

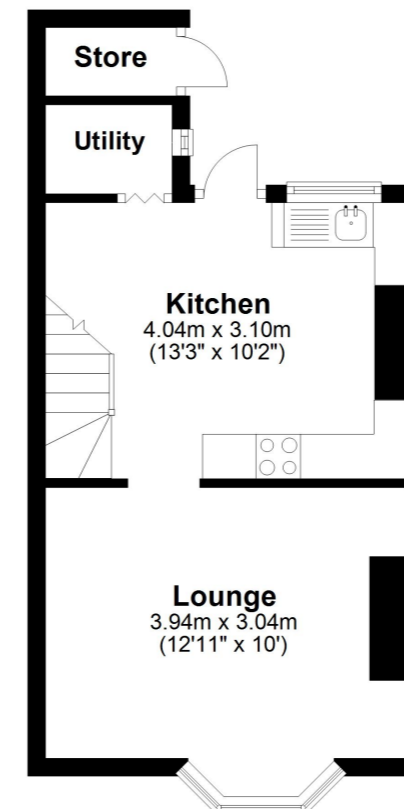
A lovely southerly facing rear garden with paved seating and lawn areas, rear access and lovely views over Dover. Ideal outside space to entertain family and friends with those summer BBQ's.

Area Information

Heathfield Avenue is a well regarded and popular area with a variety of shops and schools all within walking distance of the house. There is also good road access and a regular bus service (nearby) into town, making it ideal for the commute to work or school run

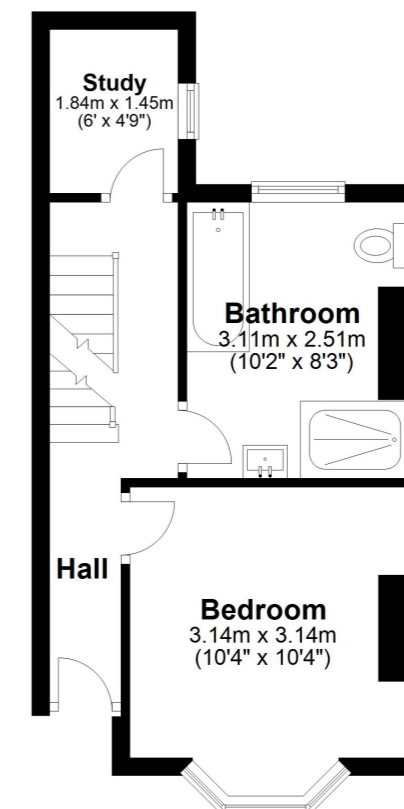
Lower Ground Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



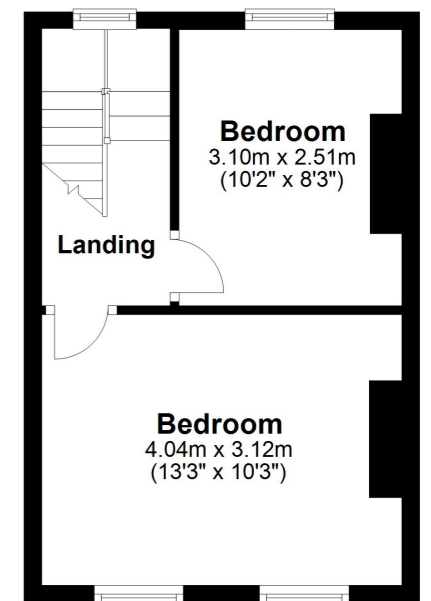
Ground Floor

Approx. 28.0 sq. metres (301.0 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.2 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.

