
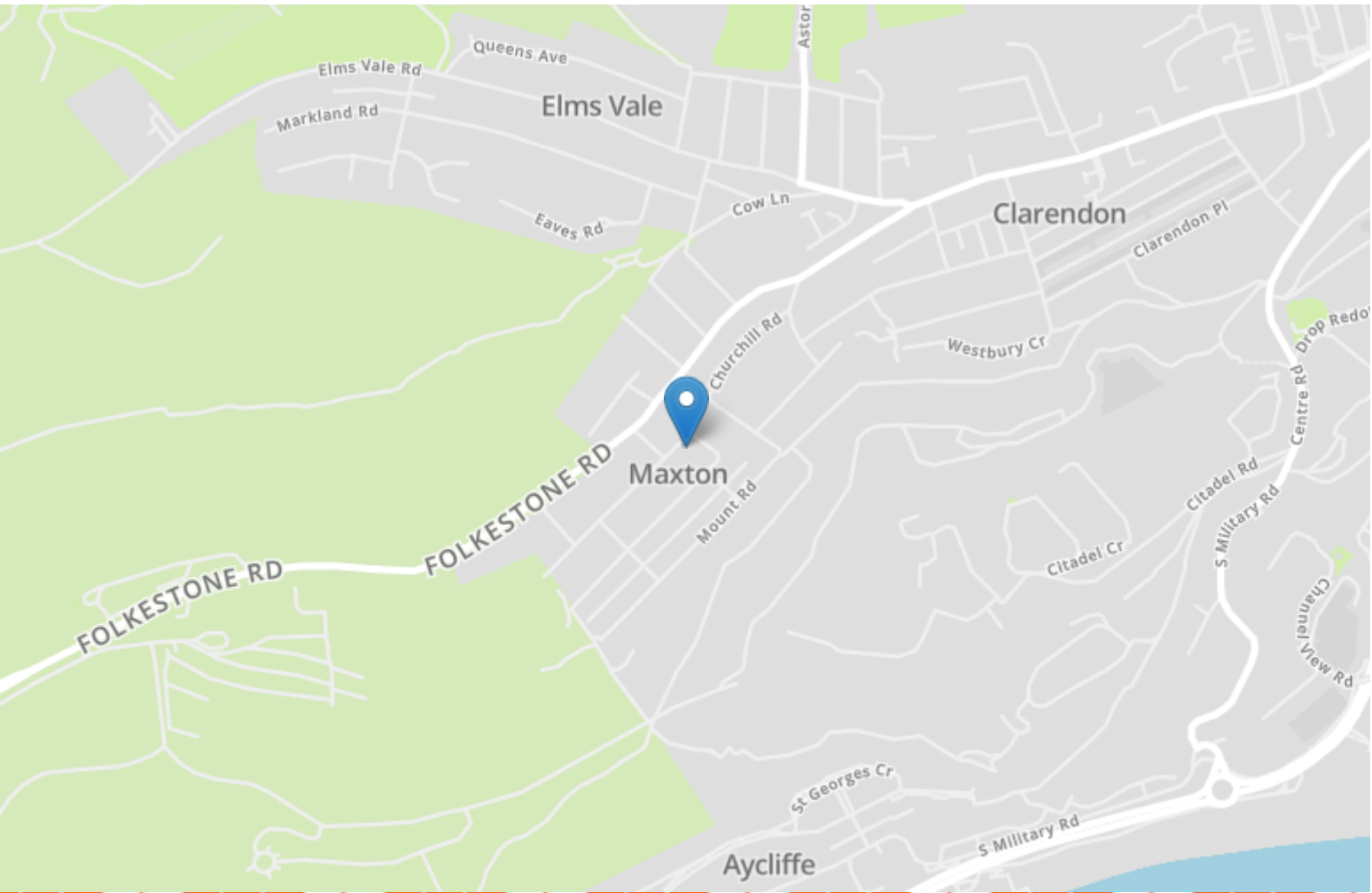


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 20 Manor Road

Dover  
CT17 9LH

**£230,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Located in a highly desirable area, this generous three-bedroom terraced house is perfect for growing families and first-time buyers alike. Situated close to a range of local schools and shops, the home offers both space and convenience. Key recent upgrades include a brand-new roof (2024), gas boiler (2024), and a modern bathroom (2024), ensuring peace of mind for years to come. The property also benefits from double glazing and a generously sized sunny rear garden - ideal for family life or outdoor entertaining. Don't miss the chance to secure a move-in ready home in a prime location. For your chance to view call Burnap + Abel on 01304 279107.





Lounge/Diner

Kitchen

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

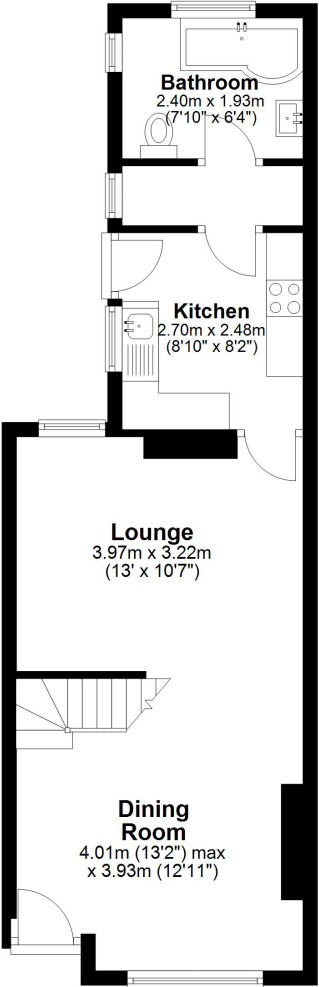
Garden

Area Information

Manor Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity (approximately a 15 minute walk to Dover Priory Train Station), meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.

Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)

