

25 Leyburne Road

Dover
CT16 1SL

£230,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP AND ABEL... Price Range £230,000 - £240,000 | Burnap + Abel are delighted to offer to the market this immaculate two-bedroom home, ideally situated on the highly sought-after Leyburne Road in Dover. The accommodation features a spacious lounge/diner with newly fitted patio doors opening onto the rear garden and attractive oak flooring, creating a bright and welcoming living space. The modern kitchen is fitted with stylish shaker-style units, complemented by LED lighting and oak flooring, and also enjoys views over the garden. The property further benefits from a contemporary bathroom comprising a WC, hand basin, and bath with overhead shower, finished with fully tiled walls and vinyl flooring. There are two generous double bedrooms, with the principal bedroom boasting a large built-in wardrobe. Externally, the home offers a large rear garden with side access and off-street parking for two vehicles. Additional benefits include double glazing and gas central heating throughout. Set within the popular Castle Ward area, the property is perfectly positioned just a short walk from the town centre, seafront, and Dover Priory train station, which provides fast links to London St Pancras in approximately 1 hour and 10 minutes. Dover Port, with its regular ferry crossings to France, is also close by, along with excellent road links via the A2/M2 and A20/M20. The area is well served by a range of highly regarded primary and secondary schools, including both Boys' and Girls' Grammar Schools. For your chance to view this superb home, please contact sole agents Burnap + Abel on 01304 279107.



Lounge/Dining Room

16' 11" x 10' 9" (5.16m x 3.28m)

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m)

Bedroom One

14' 8" x 8' 0" (4.47m x 2.44m)

Bedroom Two

11' 2" x 6' 11" (3.40m x 2.11m)

Bathroom

7' 8" x 6' 3" (2.34m x 1.91m)

Garden

Off Street Parking

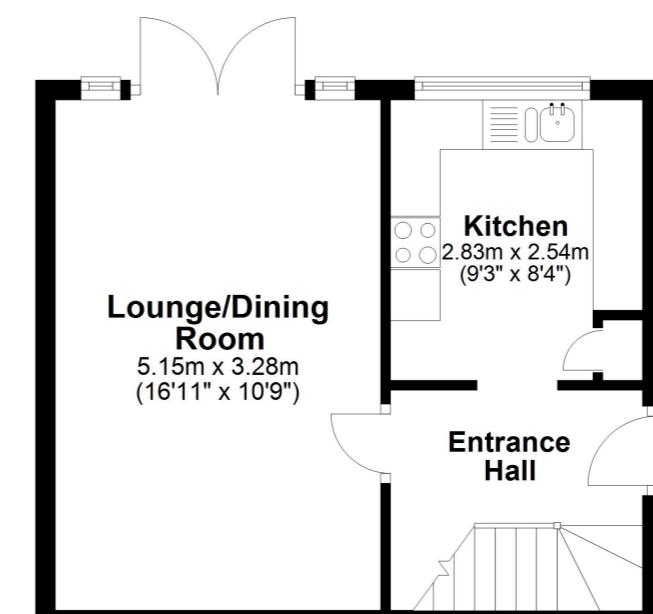
Parking for two cars.

Area Information

This property is situated in an ideal location in the popular Castle Ward area of town. It is just a short walk into town with St James shopping area offering a range of shops and restaurants. Close by is the sea front and the main-line Priory railway station. From Priory you can catch the fast link train to London St Pancras. There are good access routes to the A2/M2 to Canterbury and London. Within the area is a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

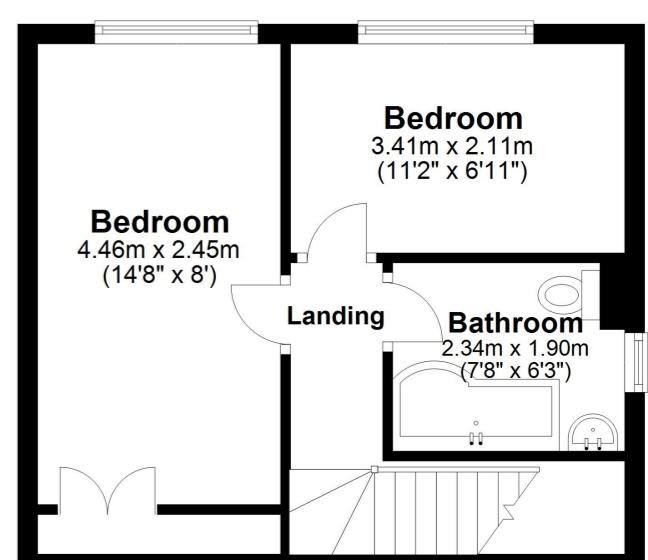
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 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.

