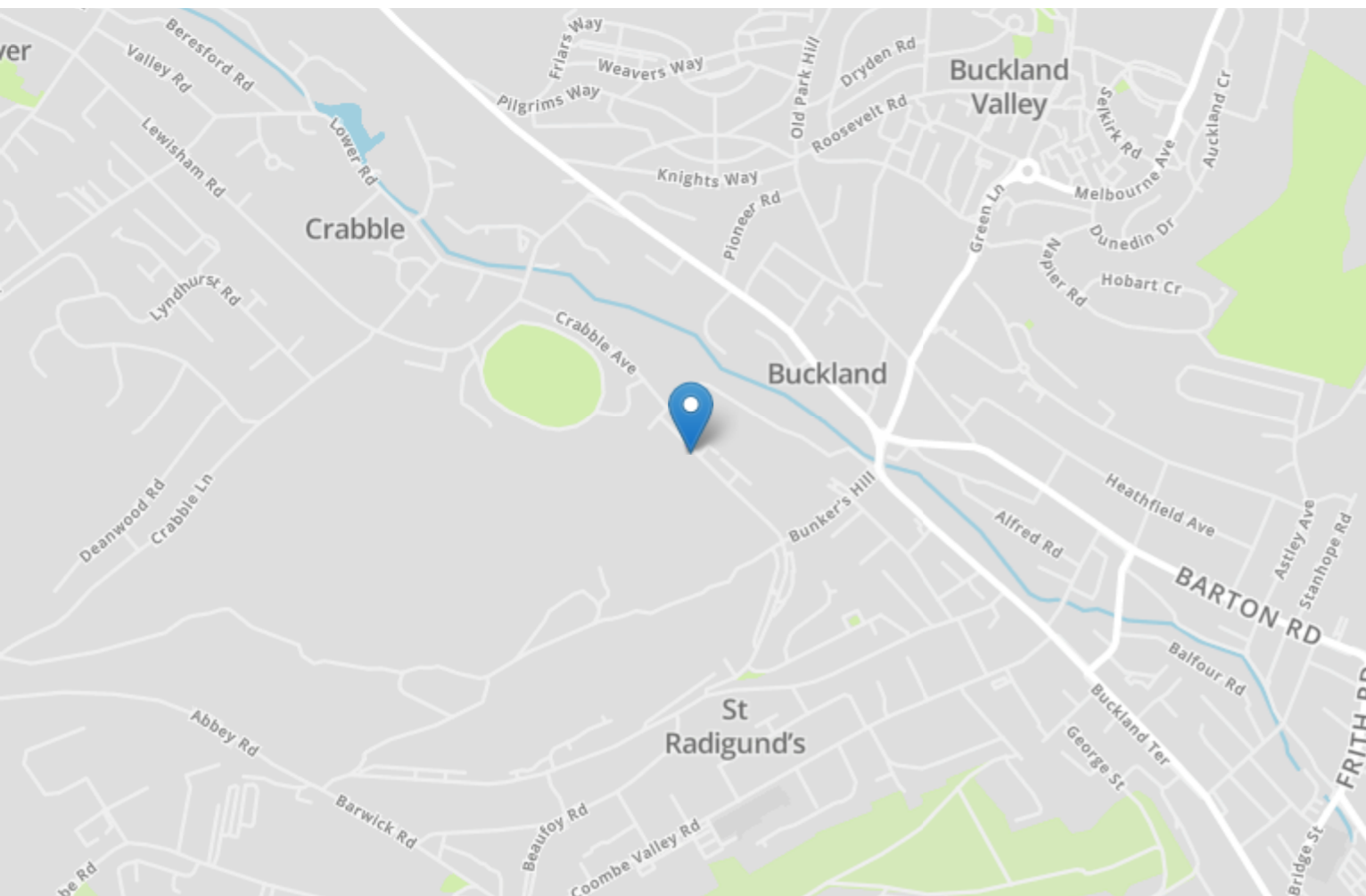


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 93 Hillside Road

Dover  
CT17 0JG

**£200,000 FREEHOLD**

Draft Details... Offers Over £200,000 | Ideal First Time Buy Or Buy To Let Investment | New Roof (2018) | Three Double Bedrooms | Close Proximity To A Number Of Schools & Shops | Generous Size Sunny Rear Garden | Walking Distance To The Highly Regarded River Primary School | Burnap + Abel are delighted to offer onto the market this lovely three double bedroom house situated near the popular village of River. The property would make a great first time buy or buy to let investment and is within walking distance of the award winning River primary school and local athletic ground. The accommodation is arranged over three floors and boasts a large lounge/dining room, family bathroom, fitted galley kitchen and three double bedrooms. Additional benefits include a generous size sunny rear garden, new roof (replaced in 2018) double glazing and gas central heating (Boiler and gas fire serviced September 2024). For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Lounge / Dining Room

20' 8" x 12' 1" (6.30m x 3.68m) A large living dining room with wooden flooring throughout, modern gas feature fire place, radiator, cupboard space and double glazed windows.

## Kitchen

9' 5" x 5' 11" (2.87m x 1.80m) Galley kitchen with a mix of wall and base units, space for washing machine, cooker and fridge. Wall mounted boiler (serviced September 2024).

## Bathroom

7' 9" x 5' 3" (2.36m x 1.60m) Bath with over head shower, wash hand basin, low level W.C., radiator and frosted double glazed window.

## First Floor Landing

Carpeted stairs, carpeted landing and doors leading to;

## Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

11' 7" x 9' 5" (3.53m x 2.87m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom One

15' 10" x 11' 2" (4.83m x 3.40m) Large double bedroom with carpeted floor, radiator, double glazed window and eave hanging space.

## Garden

A generous size southerly facing rear garden with lawn, paved and decked seating areas. Fantastic outside space to entertain the family and friends with those summer BBQ's.

## Area Information

Known as the Gateway to England, the historic town of Dover is one of Europe's busiest ferry ports and has an award winning cruise terminal. The iconic White Cliffs of Dover are symbolic safeguards of Britain which is just 21 miles away from France.

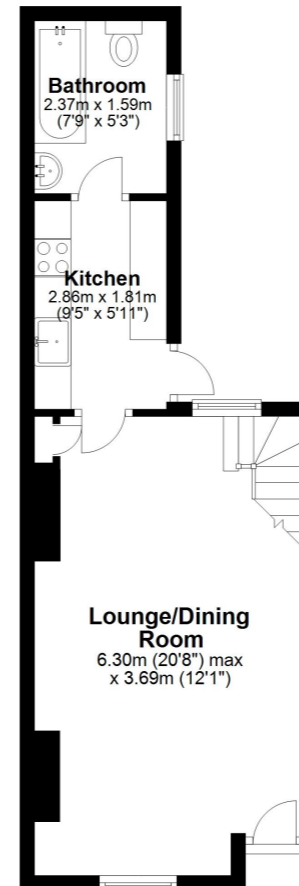
Dover has several major commuter road links with the A2 and A20 connecting the M2 and M20 respectively. Dover Priory railway station is the southern terminus of the South Eastern main line in England and provides a high speed service to London St Pancras International in little over one hour.

St James' Retail and Leisure Park is located within the heart of Dover and a few minutes from the Port and is home to a various shops, dining, leisure and fitness outlets along with a Cineworld multiplex cinema.

There are 37 schools within the Dover and surrounding villages of which provide a range of mainstream, special needs, state and independent education.

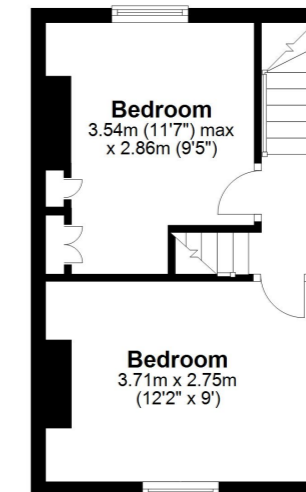
### Ground Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



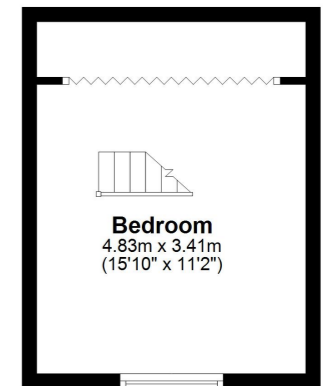
### First Floor

Approx. 23.5 sq. metres (252.4 sq. feet)



### Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 73.5 sq. metres (791.6 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.

