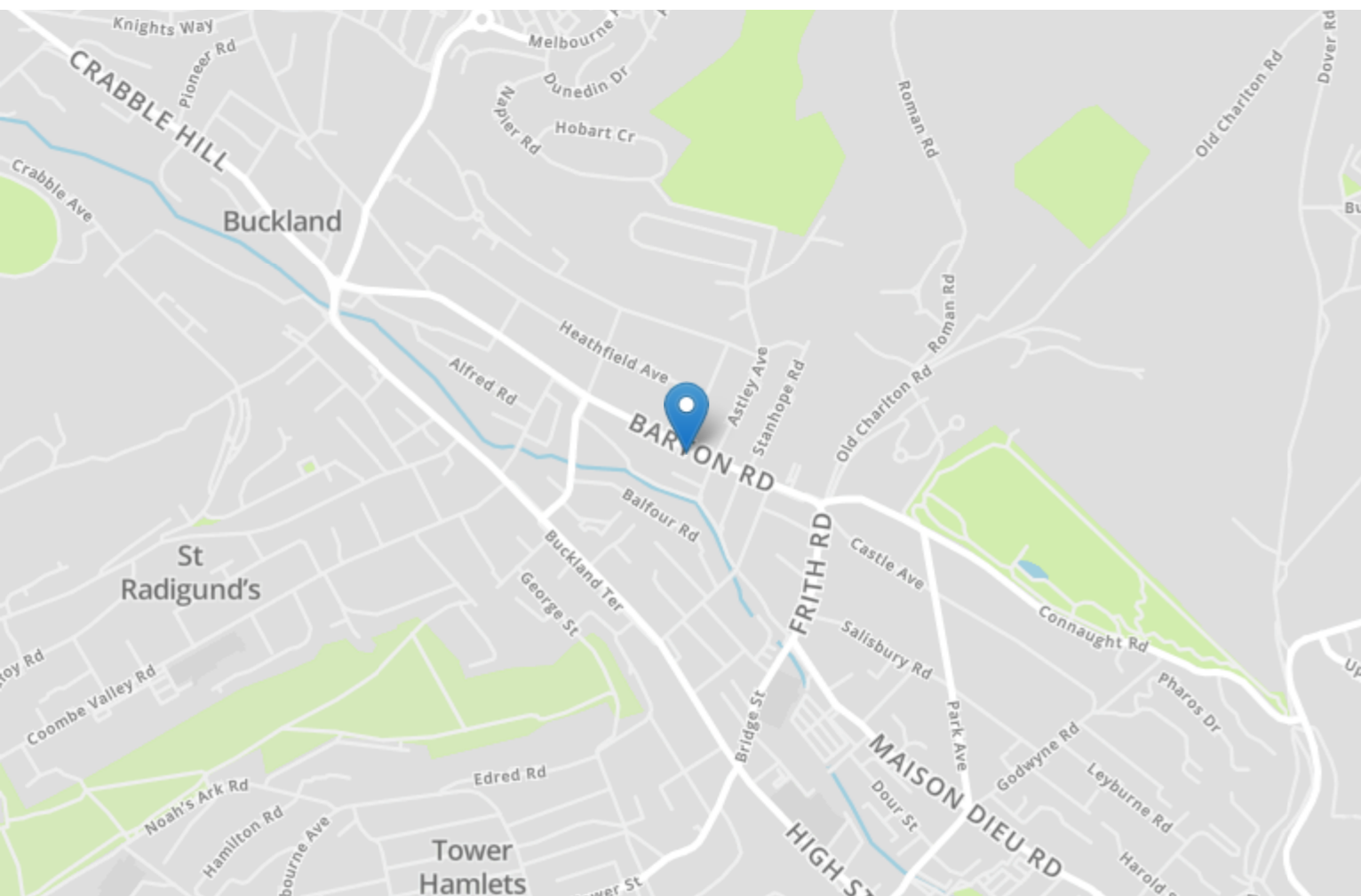


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



34 Barton Road

Dover
CT16 2ND

£250,000 FREEHOLD

Draft Details...PRICE RANGE £250,000 - £260,000 | Fabulous Four Bedroom House | Large Rooms | Study | Garden | Burnap + Abel are delighted to offer onto the market this fantastic four bedroom house located in the highly sought after Barton Road, Dover. The property is ideal for a growing family and the accommodation boasts spacious lounge/dining room, kitchen, four bedrooms and a modern family bathroom. Additional benefits include a low maintenance rear garden, study, double glazing and gas central heating. 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



Porch

Entrance Hall

Carpeted floor, under stairs storage cupboard, radiator and doors leading to;

Lounge

11' 11" x 10' 8" (3.63m x 3.25m) Spacious lounge area with carpeted floor, fire place, radiator and double glazed window.

Dining Room

10' 9" x 10' 7" (3.28m x 3.23m) Carpeted floor, space for dining table and chairs, radiator and double glazed window.

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m) A mix of wall and base units, space for, fridge freezer, cooker, washing machine and tumble dryer. Door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, airing cupboard and doors leading to;

Bedroom One

12' 0" x 9' 5" (3.66m x 2.87m) Large double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Three

10' 11" x 10' 8" (3.33m x 3.25m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

8' 11" x 6' 10" (2.72m x 2.08m) Carpeted floor, radiator and double glazed window.

Bathroom

8' 11" x 6' 2" (2.72m x 1.88m) Modern bathroom with a freestanding bath, separate shower, low level W.C., wash hand basin, radiator and a frosted double glazed window.

Bedroom Two

14' 4" x 11' 8" (4.37m x 3.56m) Large double bedroom with carpeted floor, eave storage space, radiator, Velux window and a double glazed window.

Study

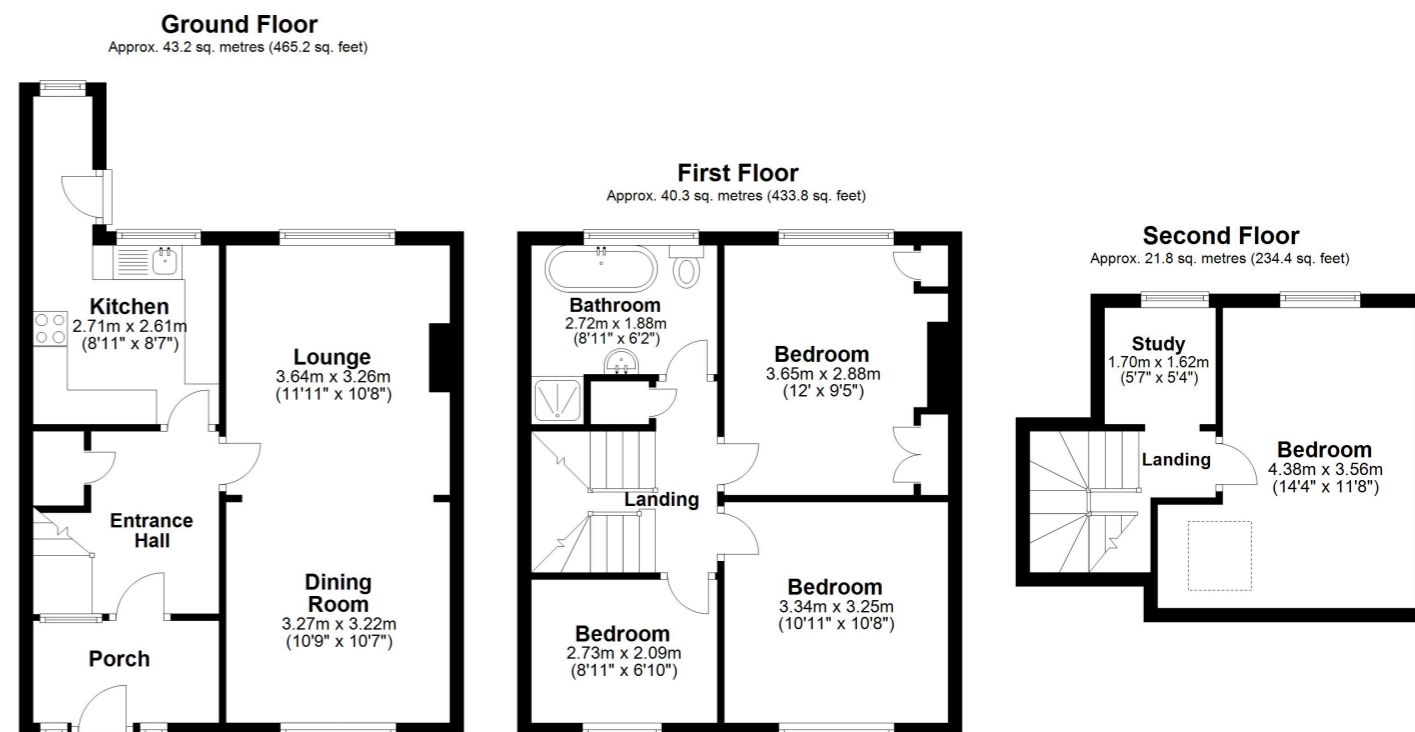
5' 7" x 5' 4" (1.70m x 1.63m) Carpeted floor and a double glazed window.

Garden

A generous size low maintenance rear garden with a paved and artificial grass areas. Shed and rear access.

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.



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.

