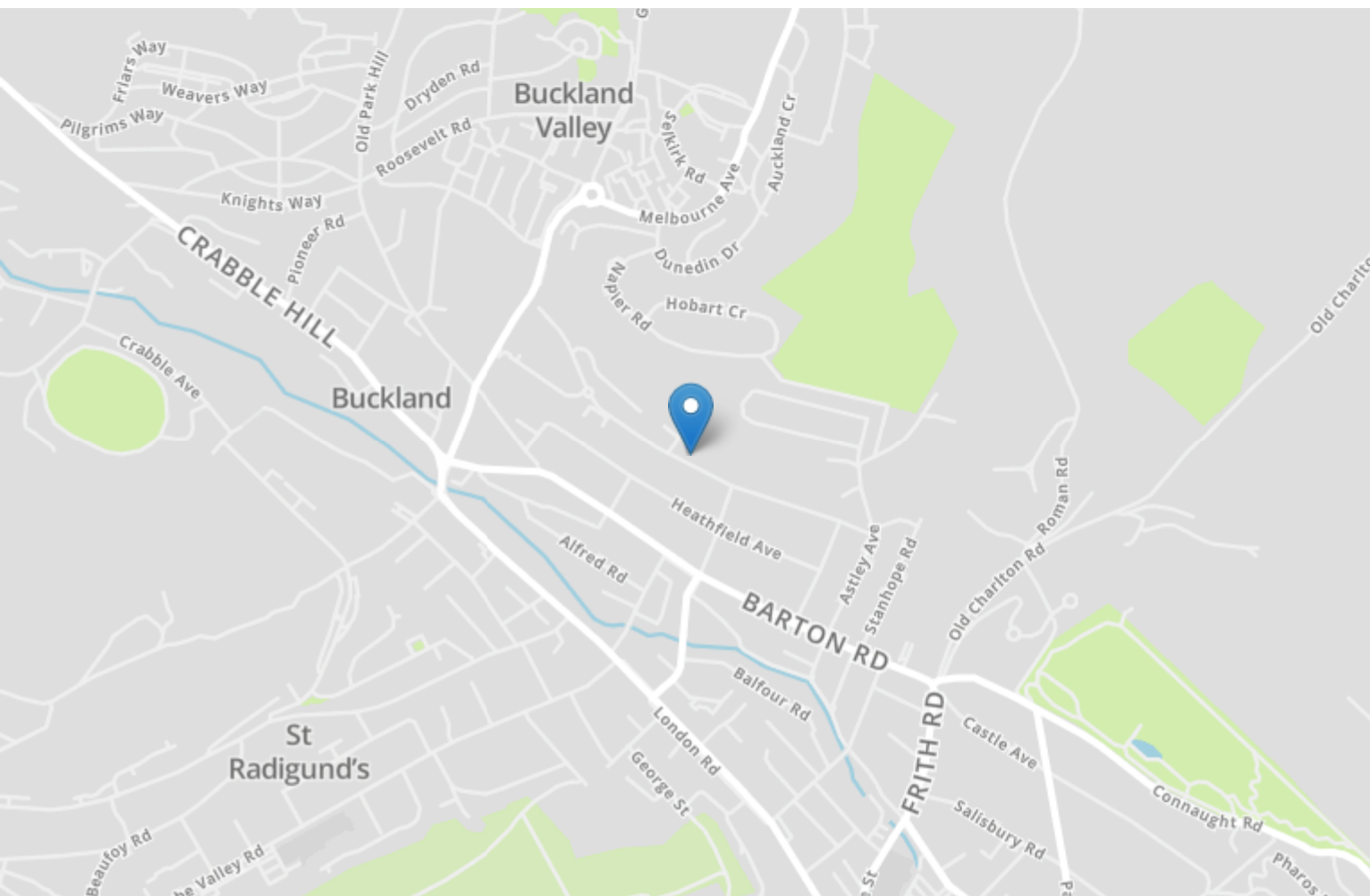


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



104 Mayfield Avenue

Dover
CT16 2PH

£130,000 LEASEHOLD

Draft Details... No Onward Chain | Two Double Bedrooms | Private Rear Garden | Close to Schools and Amenities... Burnap + Abel are delighted to offer onto the market this two bedroom first floor flat situated on the popular Mayfield Avenue, Dover. The property is ideal for first time buyers or for buy-to-let investment. The accommodation offers a spacious lounge/dining area, kitchen, shower room, study, and two double bedrooms. Additional benefits include; double glazing, gas central heating, private rear garden, and NO ONWARD CHAIN. Within close proximity you will find a number of schools and shops, along with a local gym and access to bus routes leading to the town centre and out of town to the famous city of Canterbury. For your chance to view, please call Burnap + Abel on 01304 279107



Entrance Hall/Landing

Carpeted stairway with double glazed window, electric radiator. Leading to 1st floor landing with carpeted floor, radiator, storage cupboard. Leading to;

Lounge/Dining Room

5.33m x 3.40m (17' 6" x 11' 2"). Carpeted floor, radiator, double glazed window. Leading to;

Kitchen

3.04m x 2.72m (10' x 8' 11"). A mix of wall and base units with space for fridge/freezer, washing machine, tumble dryer, and cooker. Lino flooring, double glazed window, storage cupboard housing boiler.

Bedroom 1

3.58m x 3.43m (11' 9" x 11' 3"). Carpeted flooring, radiator, double glazed window, storage cupboard.

Bedroom 2

3.75m x 3.15m (12' 4" x 10' 4"). Carpeted flooring, radiator, double glazed window, storage cupboard.

Study

Carpeted flooring, double glazed window.

Shower Room

2.38m x 1.51m (7' 10" x 4' 11"). Shower cubicle, low level W.C., hand basin, lino flooring, radiator, double glazed window.

Garden

Artificial grass, brick built shed, greenhouse.

Additional Information

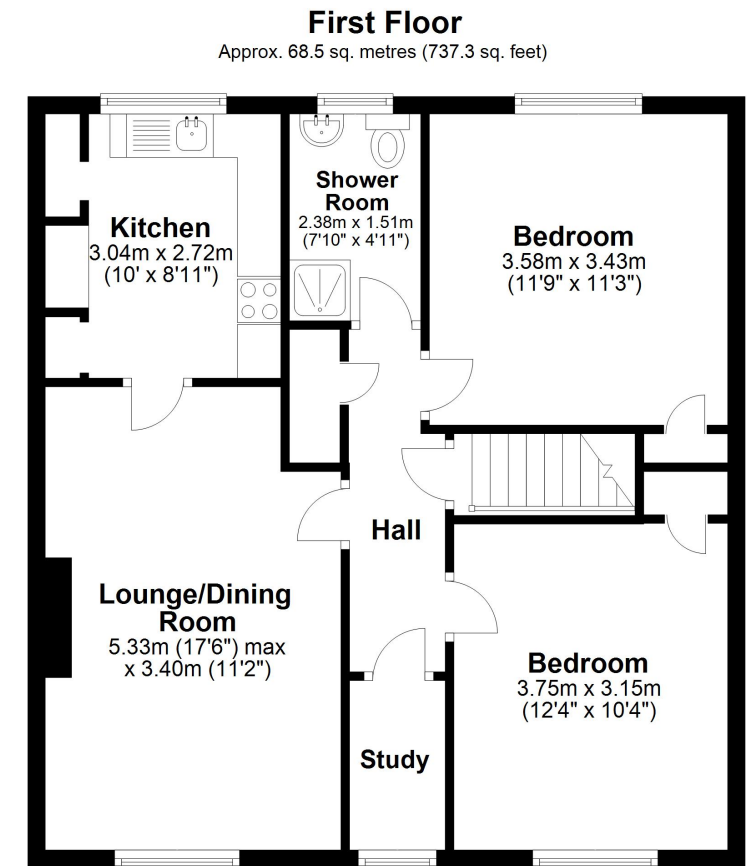
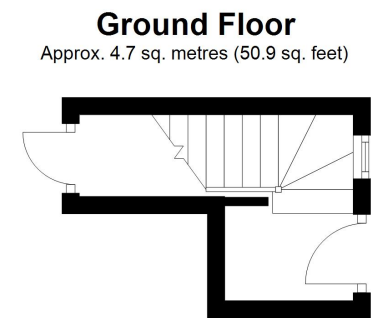
The vendor has informed us that of the following information:

Freeholder - Dover District Council

Lease - TBC

Service Charge - TBC

Ground Rent - TBC



Total area: approx. 73.2 sq. metres (788.2 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.

