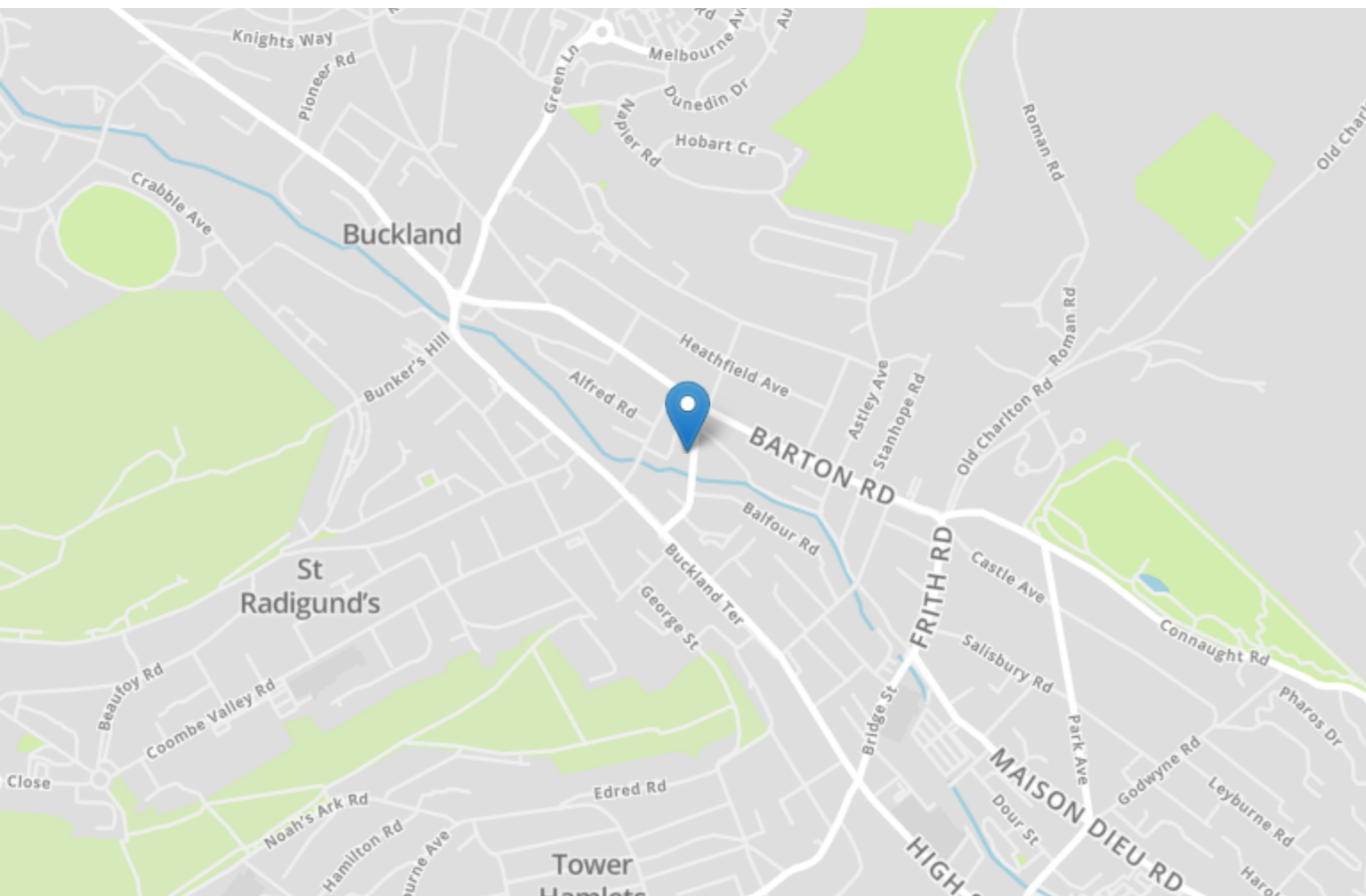


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 2a Cherry Tree Avenue

Dover  
CT16 2NL

**£280,000 FREEHOLD**

Draft Details...FOR SALE WITH BURNAP + ABEL | Guide Price £280,000- £300,000 | Commercial Premises & Large Four Bedroom Flat | Burnap + Abel are delighted to offer onto the market this commercial property and large four bedroom split level maisonette on Cherry Tree Avenue, Dover. The property would be an ideal opportunity for investors and the accommodation boasts a large shop floor with kitchen and W.C. to the ground floor and a large renovated four bedroom maisonette with two bathrooms, lounge, separate dining room and kitchen. For your chance to view call Burnap + Abel on 01304 279107



### Shop Floor

34' 4" x 12' 8" (10.46m x 3.86m)

### Kitchen

5' 2" x 4' 5" (1.57m x 1.35m)

### W.C.

### Lounge

17' 0" x 13' 9" (5.18m x 4.19m)

### Dining Room

13' 8" x 9' 2" (4.17m x 2.79m)

### Kitchen

10' 2" x 7' 7" (3.10m x 2.31m)

### Bedroom One

17' 0" x 13' 9" (5.18m x 4.19m)

### Bedroom Two

13' 5" x 11' 7" (4.09m x 3.53m)

### Bathroom

8' 10" x 5' 0" (2.69m x 1.52m)

### Bedroom Three

16' 8" x 12' 4" (5.08m x 3.76m)

### Bedroom Four

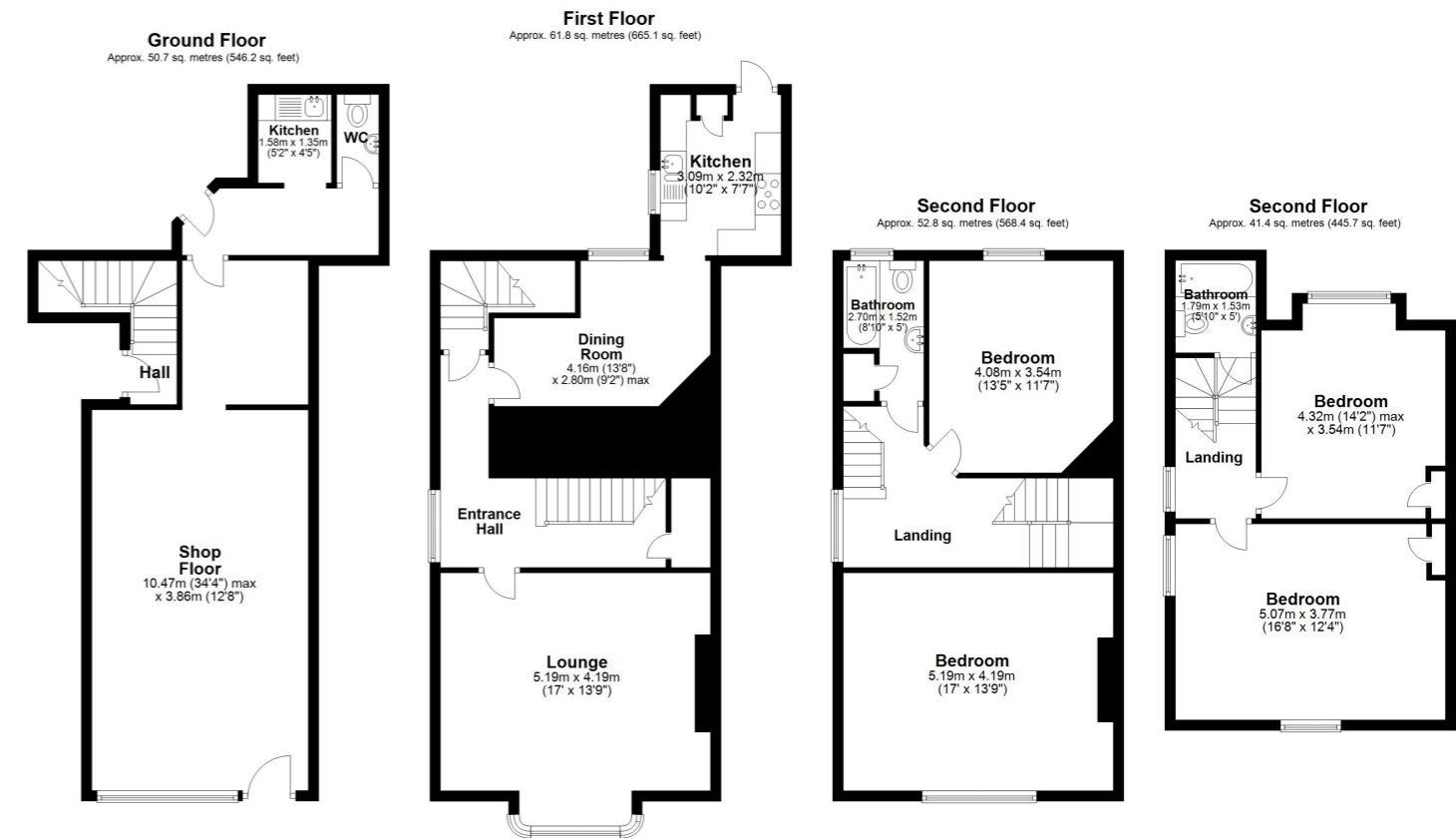
14' 2" x 11' 7" (4.32m x 3.53m)

### Bathroom

5' 10" x 5' 0" (1.78m x 1.52m)

### 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.



Total area: approx. 206.7 sq. metres (2225.4 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.

