

## 30 Charlton Avenue

Dover  
CT16 2LZ

**£200,000 FREEHOLD**

Draft Details...Price Range £200,000 - £210,000...Three Bedroom Family Home...Ideal First Time Buy...Enclosed Rear Garden...Double Glazing + Gas Central Heating...Close Proximity To A Number Schools & Shops...Burnap + Abel are delighted to offer onto the market this fantastic three bedroom terraced house situated in the popular Charlton Avenue, Dover. The property is in good decorative order throughout and the accommodation boasts a large open plan lounge/dining room, generous size kitchen, three bedrooms, family bathroom and an enclosed low maintenance rear garden. Additional benefits include a downstairs W.C., 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 on 01304 279107.



## Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

## Lounge

11' 5" x 10' 9" (3.48m x 3.28m) A large living room with carpeted floor, radiator and double glazed bay fronted window.

## Dining Room

11' 11" x 10' 10" (3.63m x 3.30m) A generous size dining room with carpeted floor, under stair storage cupboard, gas fire with back boiler, radiator and double glazed window.

## Kitchen

12' 7" x 9' 3" (3.84m x 2.82m) A good size kitchen with a mix of wall and base units, integrated oven/gas hob, radiator, space for washing machine, tumble dryer and fridge freezer.

## Downstairs W.C.

Low level W.C. and a double glazed window.

## First Floor Landing

Carpeted stairs to the first floor, carpeted landing, storage cupboard, loft hatch and doors leading to;

## Bedroom One

14' 8" x 11' 3" (4.47m x 3.43m) A large double bedroom with carpeted floor, radiator and two double glazed windows.

## Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Three

9' 9" x 6' 2" (2.97m x 1.88m) Carpeted floor, radiator and double glazed window.

## Bathroom

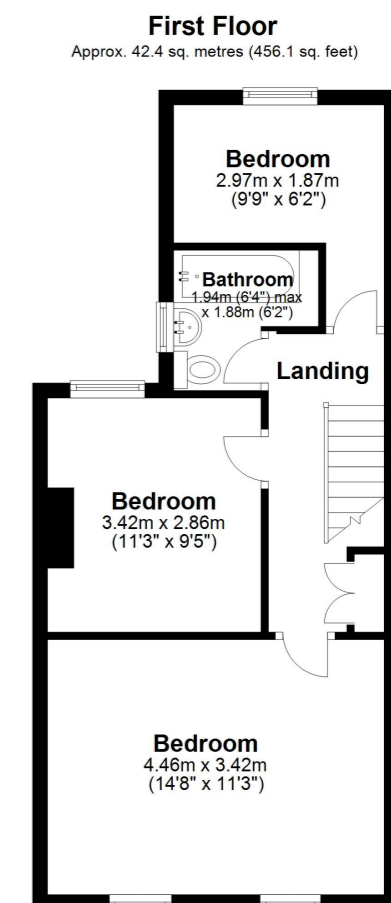
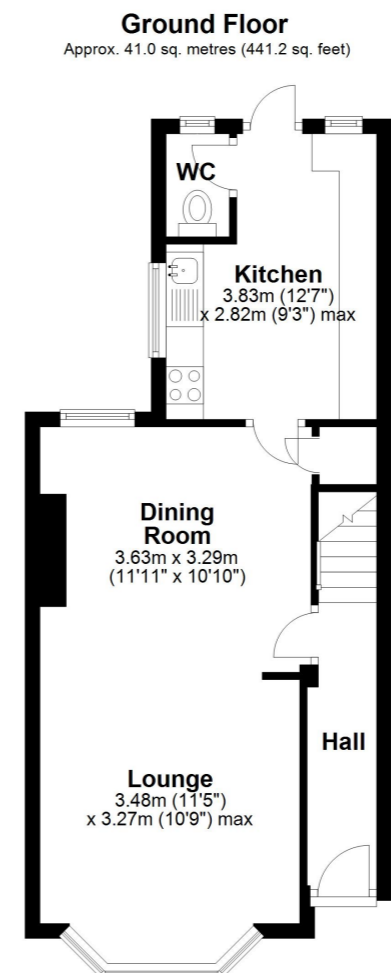
6' 4" x 6' 2" (1.93m x 1.88m) Bath with over head shower, low level W.C., wash hand basin and frosted double glazed window.

## Garden

A good size low maintenance garden with workshop that has lighting/power.

## Area Information

The property is situated in the popular Charlton area of Dover, just a short walk away from the town centre. Within the local area is a good range of shops including Morrisons and Asda. There is also a good selection of primary and secondary schools close-by (including both boys and girls grammar schools). From Dover there are excellent access routes to the A2/M2 and the M20 as well as the main-line railway station at Priory (with the fast-link train to St Pancras in just 1 hour 10 minutes). Just recently the St James's development has opened with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer. Charlton Avenue itself is a quiet no through road.



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.

