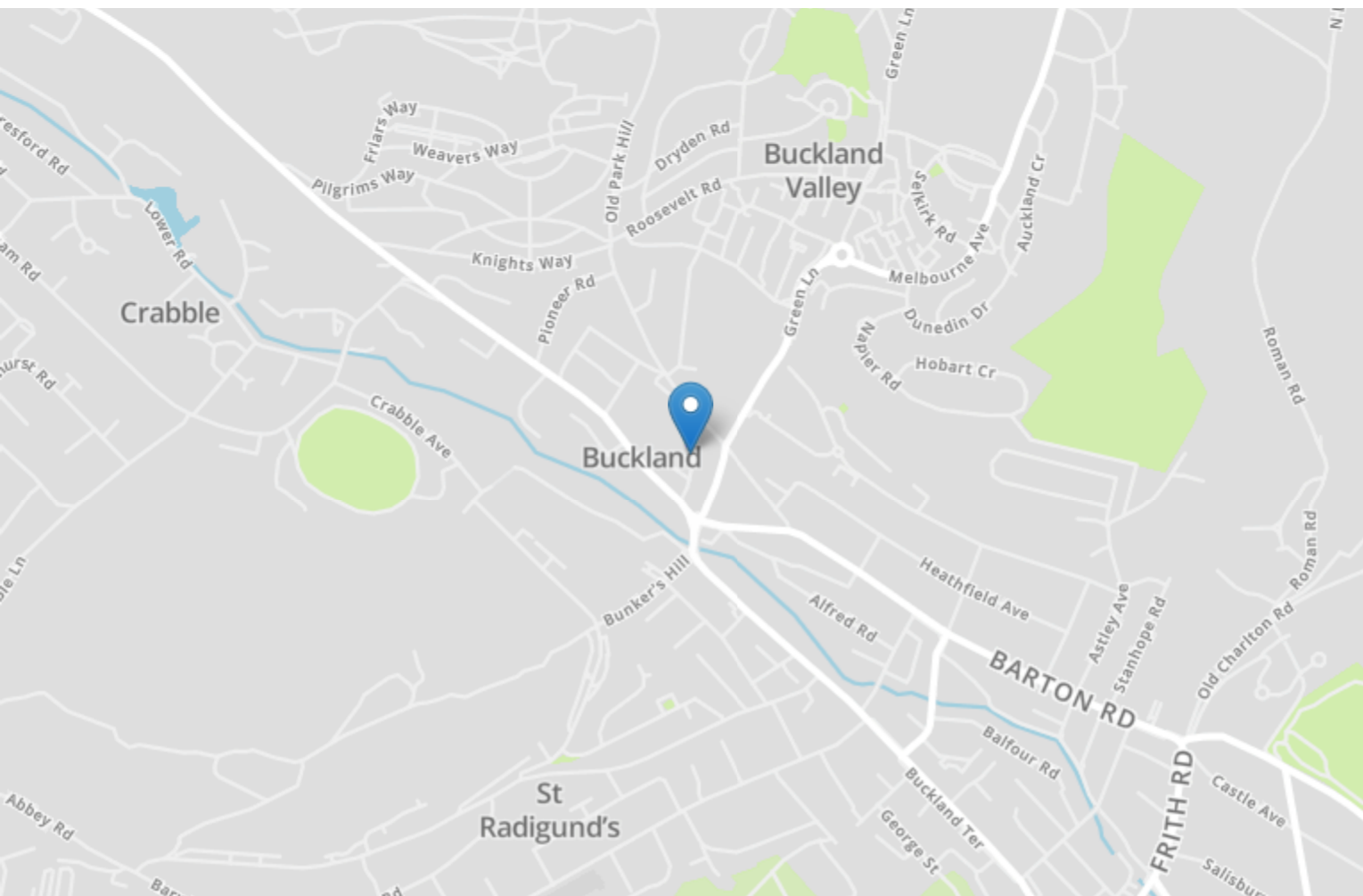


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



21 Old Park Road

Dover
CT16 2AQ

£210,000 FREEHOLD

Draft Details...Price Range £210,000 - £220,000 | Fabulous Three Bedroom House | Spacious Bedrooms | Lovely Rear Garden | Ideal For First Time Buyers, Those With A Growing Family & Investors | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Old Park Road, Dover. The accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and and a bathroom. Additional benefits include a lovely rear garden, conservatory, handy storage area and gas central heating (back boiler annually serviced). Brookfield Road has easy access to the A2 and M20, plus there is a local bus stop just outside. Both primary and secondary schools are close by, as well as amenities including shops, restaurants and the beautiful Kearsney Abbey. 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' 11" x 10' 1" (3.63m x 3.07m) Carpeted floor, double glazed bay front window and fire place with back boiler (Annually serviced)

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m) Carpeted floor, radiator, space for table and chairs and doors to the lean to conservatory.

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m) A mix of wall and base units, space for cooker and fridge. Window and door to the conservatory.

Bathroom

8' 6" x 7' 7" (2.59m x 2.31m) Bath, separate shower, low level W.C., wash hand basin, radiator and frosted double glazed windows.

Conservatory

7' 11" x 7' 10" (2.41m x 2.39m) Space for freezer and washing machine, door to garden and side access storage room

Storage Room

Storage room and access to the front.

First Floor Landing

Carpeted landing, cupboard space, loft hatch and doors leading to;

Bedroom One

15' 8" x 10' 6" (4.78m x 3.20m) Large double bedroom with carpeted floor, built in cupboards, radiator and double glazed window.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Garden

A beautiful sunny rear garden with lawn and paved areas.

Area Information

Old Park Road is located on the outskirts of Dover. It is an ever popular residential street positioned just a short distance from a range of local amenities and transport links.

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and the historic Dover Castle.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

