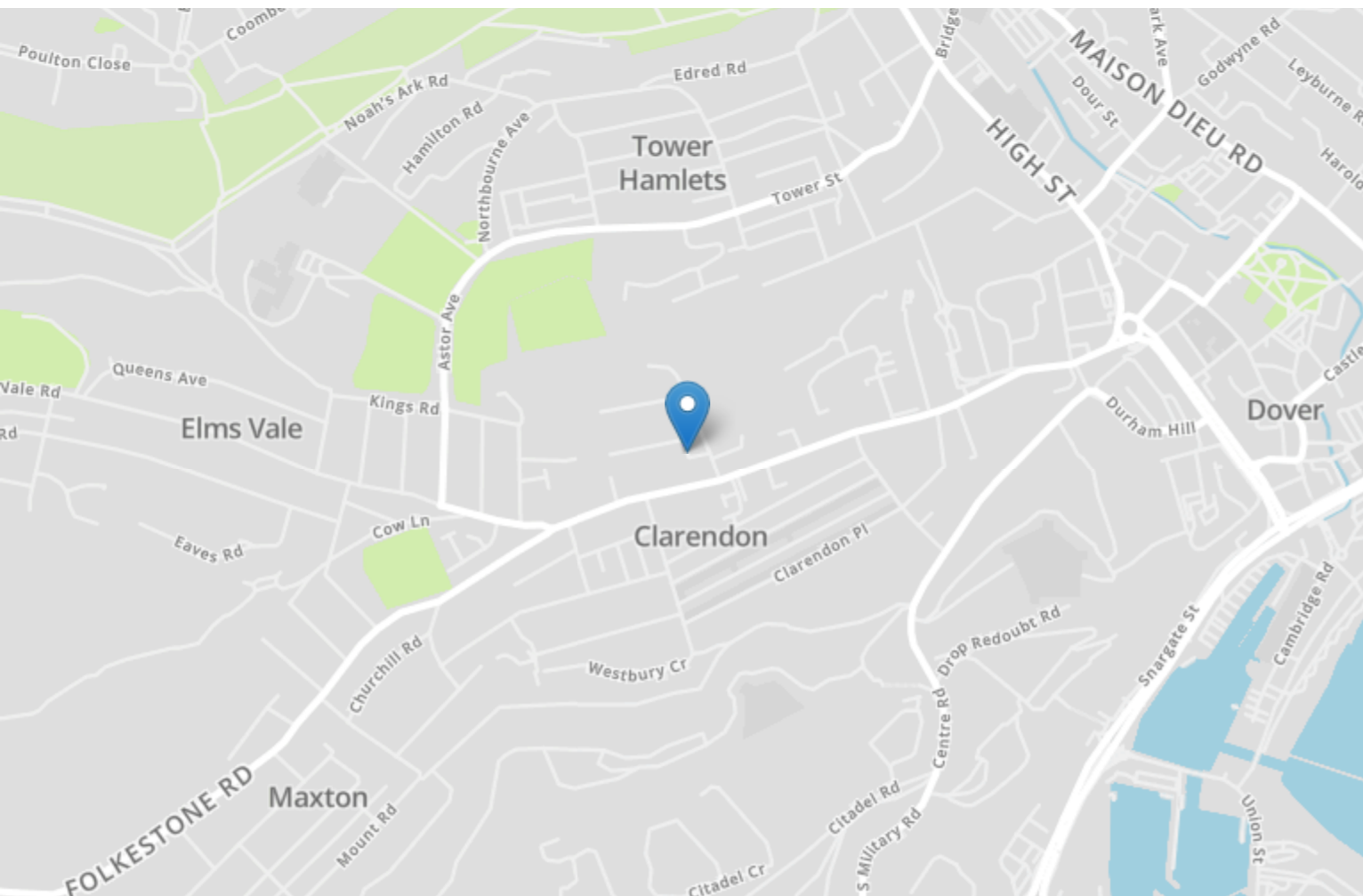


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



1a Winchelsea Road

Dover
CT17 9SY

£180,000 FREEHOLD

Draft Details...Price Range £180,000 - £190,000 | Fantastic Two Bed End Terrace House | Close Proximity To Dover Priory Mainline Station | Ideal First Time Buy Or Investment | Burnap + Abel are delighted to offer onto the market this fabulous two bed end of terrace house located in the highly convenient Winchelsea Road, Dover. This unique property is in wonderful condition throughout and the accommodation boasts a lounge, modern kitchen, two double bedrooms and a modern bathroom. Additional benefits include a garden with side access, double glazing and modern electric central heating. The property is situated off Folkestone Road which provides good transport links via Bus or train. There are local shops and Doctors nearby, alongside supermarkets situated within Dover town. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Laminate floor, radiator, under stair storage cupboard, carpeted stairs to the first floor and doors leading to;

Kitchen

14' 6" x 5' 2" (4.42m x 1.57m) A beautiful modern kitchen with a mix of wall and base units, space for fridge freezer, cooker, washing machine and dishwasher. Double glazed windows.

Lounge

14' 1" x 11' 2" (4.29m x 3.40m) Laminate floor, radiator, double glazed window, double glazed window and double glazed doors to the garden.

First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, loft hatch and doors leading to;

Bedroom One

11' 0" x 10' 7" (3.35m x 3.23m) Large double bedroom with carpeted floor and double aspect double glazed windows.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

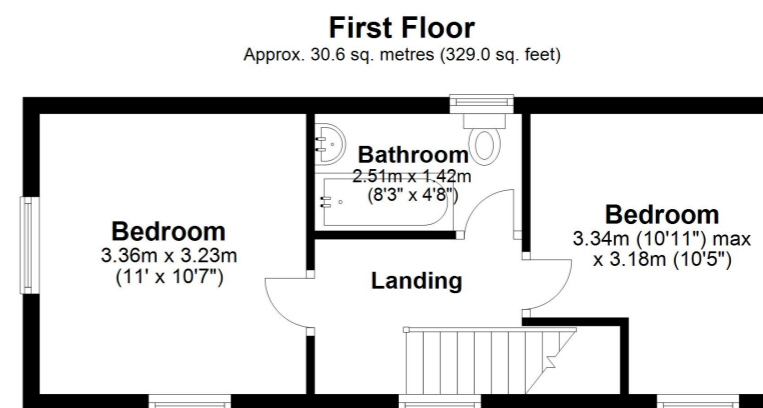
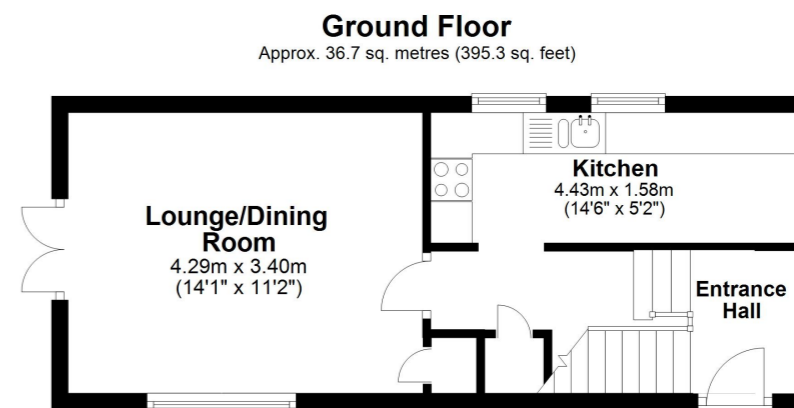
8' 3" x 4' 8" (2.51m x 1.42m) Modern bathroom with low level W.C., over head electric shower, heated towel rail, wash hand basin and window.

Garden

A suntrap courtyard garden with side access.

Area Information

This property is situated in a popular residential area of Dover only a short distance from the town centre and within walking distance of Dover Priory railway station with its fast link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A20/M20 to Ashford and London. There are a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School.



Total area: approx. 67.3 sq. metres (724.4 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.

