
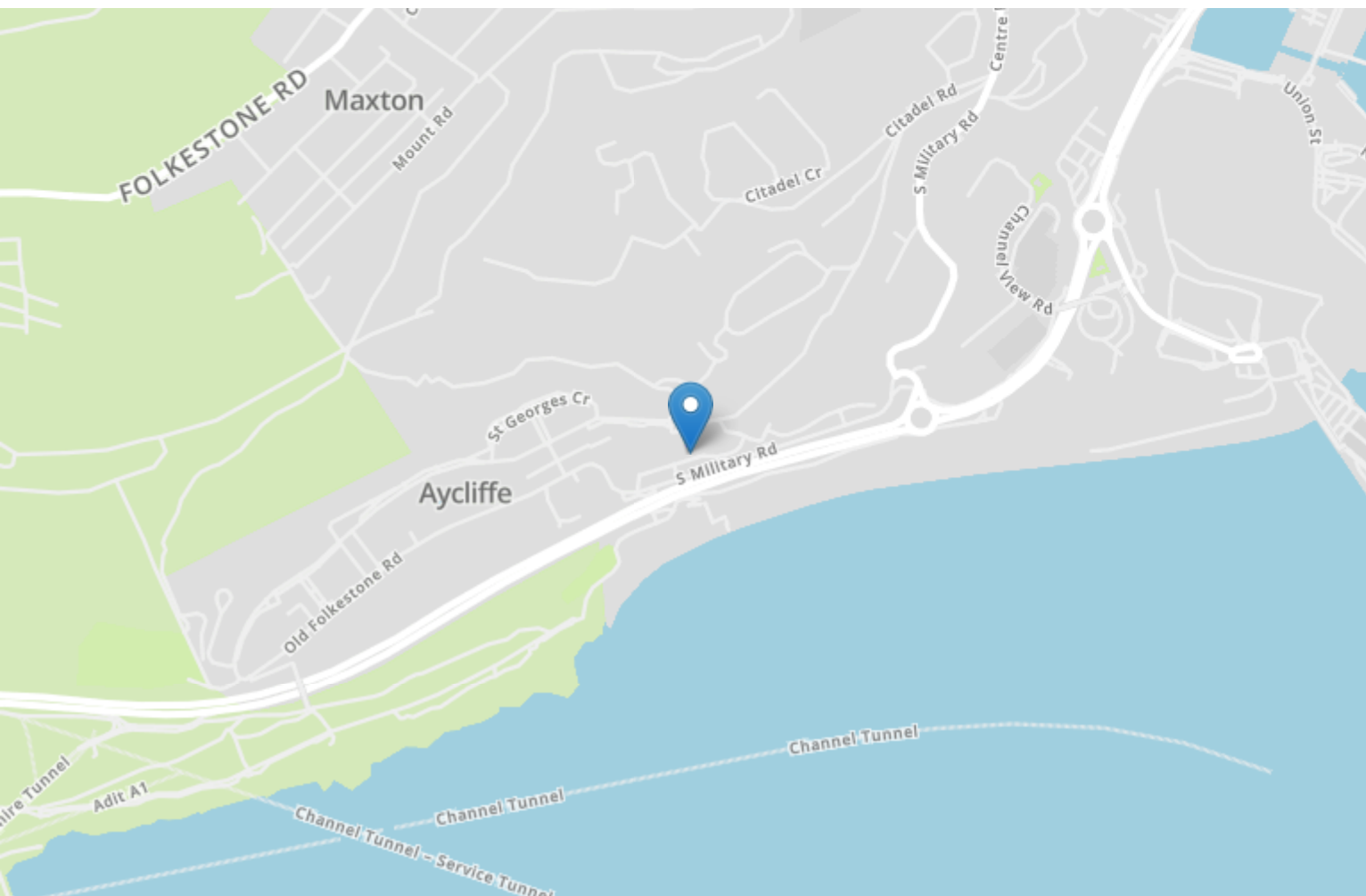


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



37 Kings Ropewalk

Dover
CT17 9ET

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £190,000 - £200,000 | A three-bedroom end-of-terrace house situated in the highly sought-after Kings Ropewalk, Aycliffe, Dover, conveniently located close to a local shop and school. The property is in need of some modernisation, offering an excellent opportunity for buyers to put their own stamp on a home. The accommodation comprises three bedrooms on the first floor, while the ground floor features a lounge, kitchen, shower room and a separate downstairs WC. Additional benefits include a generous size rear garden, double glazing, and gas central heating. Offered with no onward chain, this property is ideal for first-time buyers or growing families looking to create a home to their own taste. For your chance to view call Burnap + Abel on 01304 279107.



Lounge/Dining Room

15' 3" x 12' 5" (4.65m x 3.78m)

Kitchen

10' 9" x 8' 5" (3.28m x 2.57m)

W.C.

Shower Room

Bedroom One

18' 6" x 10' 5" (5.64m x 3.17m)

Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

Bedroom Three

8' 10" x 7' 3" (2.69m x 2.21m)

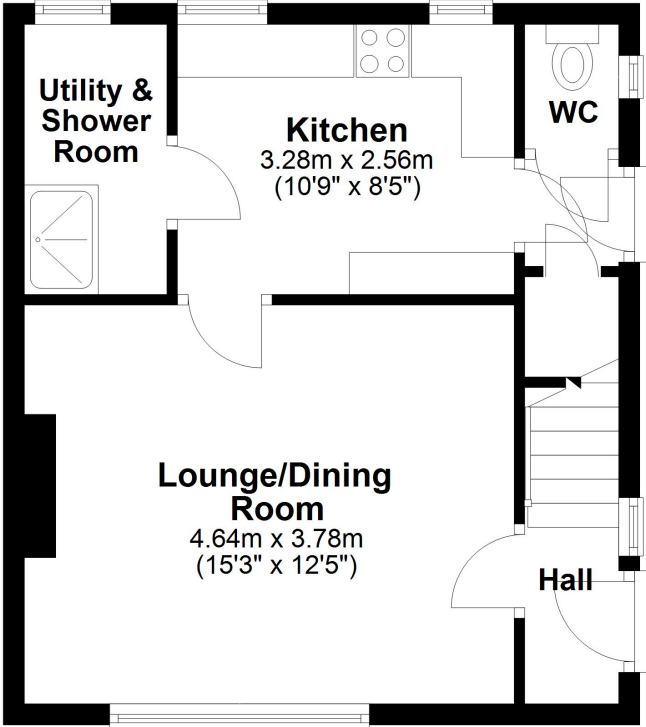
Garden

Area Information

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

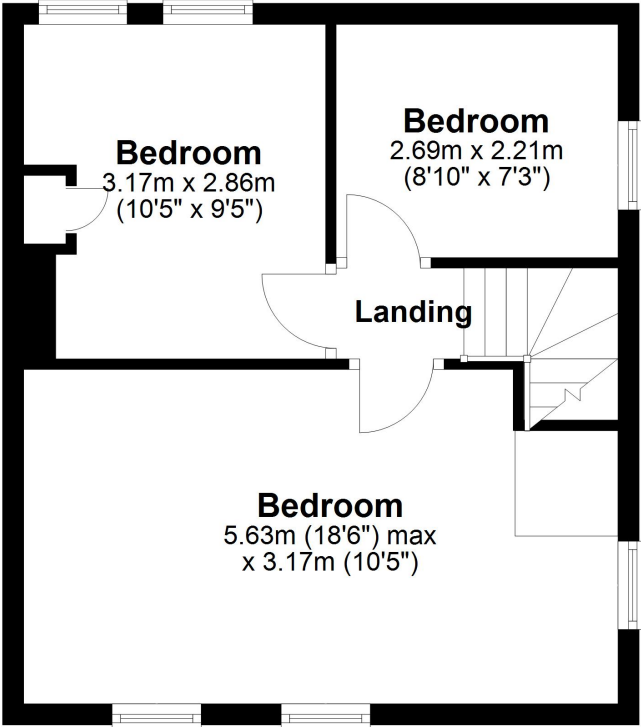
Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

