
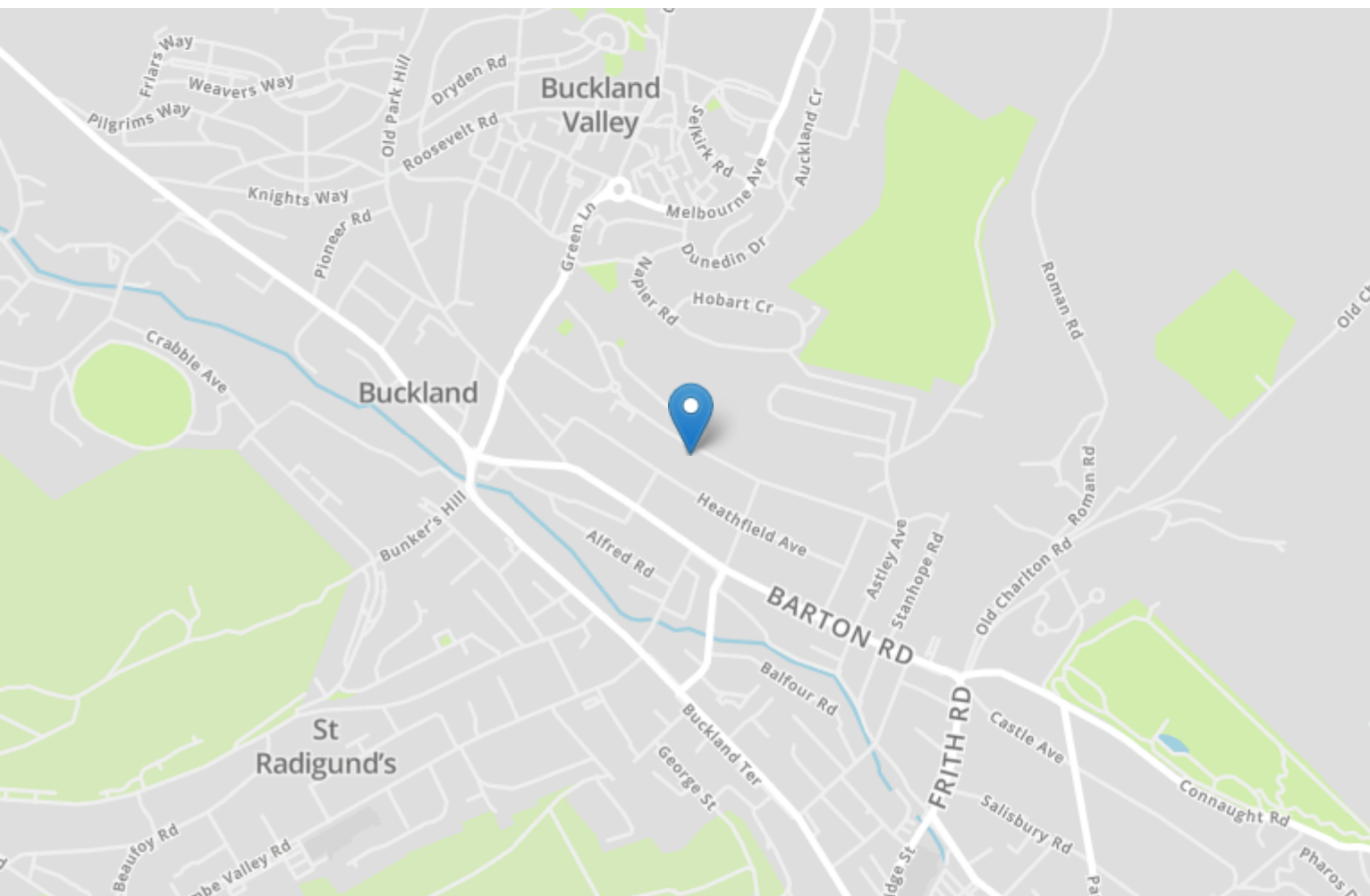


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



57 Mayfield Avenue

Dover
CT16 2PG

£200,000 FREEHOLD

Draft Details...Price Range £200,000 To £210,000... FOR SALE THROUGH BURNAP + ABEL | Situated in a popular residential area, this well-presented three-bedroom terraced home is perfect for first-time buyers and buy-to-let investors alike. The property features double glazing and gas central heating throughout, offering comfort and efficiency. Inside, you'll find a bright and spacious lounge, a functional kitchen, a well-appointed bathroom, and the added convenience of two toilets - ideal for busy households. At the rear, enjoy a private, southerly facing garden that captures plenty of sunlight, perfect for relaxing or entertaining. Located close to a range of schools, shops, and everyday amenities, this home combines practicality with location - making it a smart choice for families, professionals and investors. Please call Burnap + Abel on 01304 279107 to arrange a viewing.



Lounge/Dining Room

25' 4" x 12' 1" (7.72m x 3.68m)

Kitchen

8' 7" x 6' 7" (2.62m x 2.01m)

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Bedroom One

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom Three

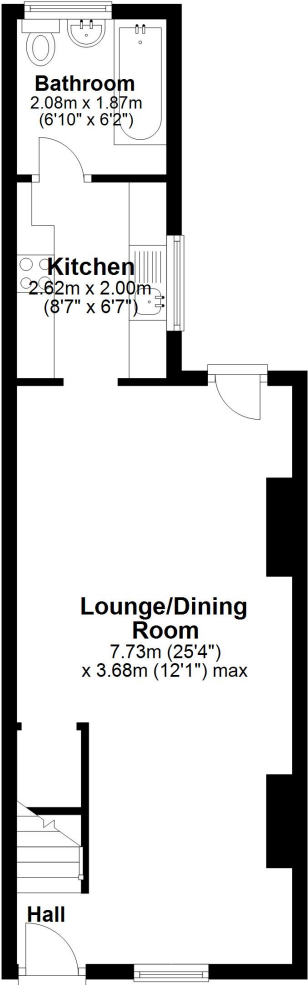
8' 9" x 6' 7" (2.67m x 2.01m)

Garden

Area Information

Within close proximity to the centre of Dover with local amenities and mainline train station located nearby, this property will be suited to those who commute to the city regularly. There are also excellent transport links and the Cathedral City of Canterbury is just a short drive away and is accessible via A2.

Ground Floor
Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.0 sq. feet)

