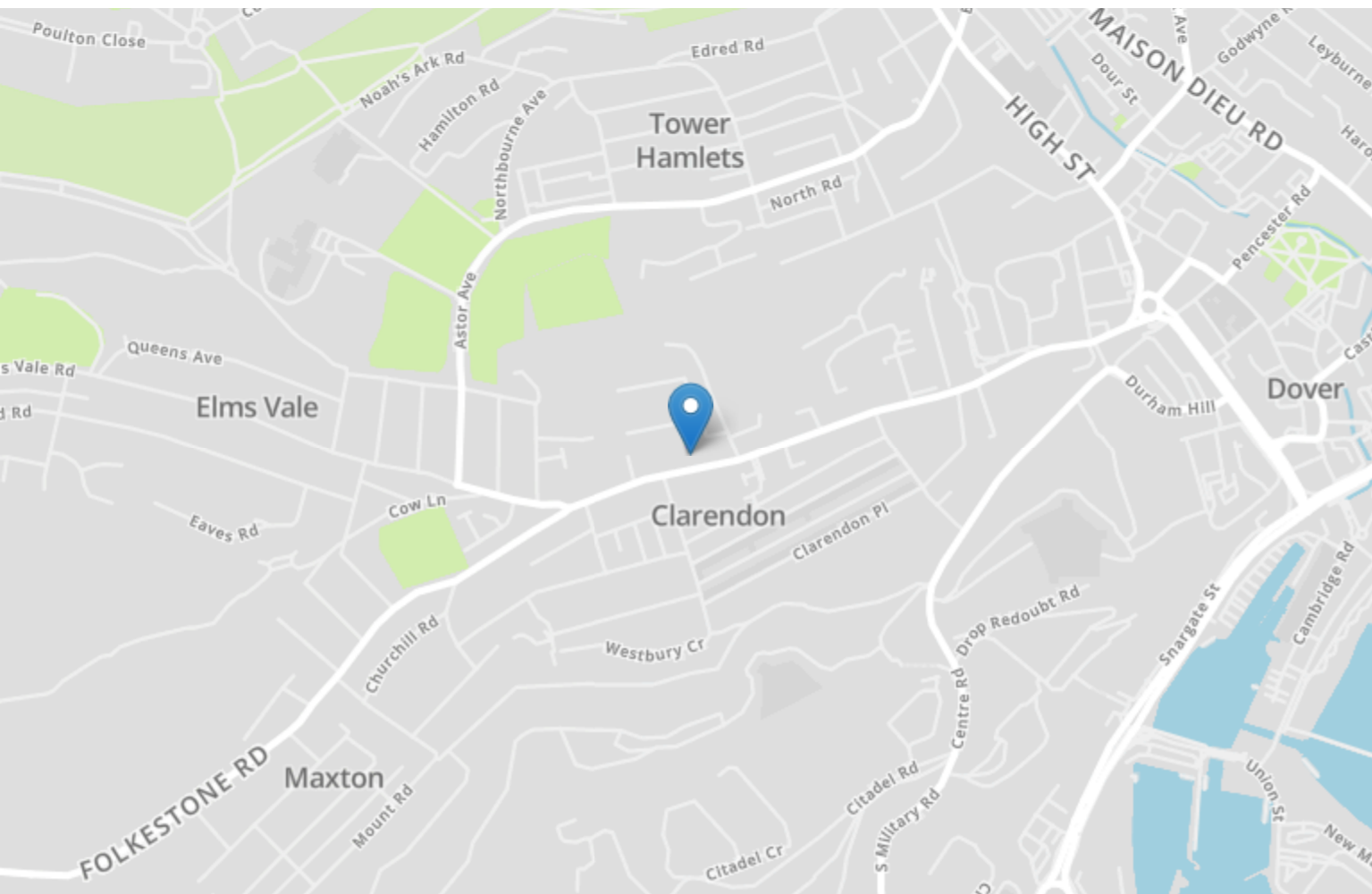


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	79
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	55
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



## 106 Folkestone Road

Dover  
CT17 9SP

**£350,000 FREEHOLD**

Draft Details...Offers Over £350,000 | Large Six Bedroom Period Home | Off Street Parking For Three Cars | Utility/Downstairs W.C. | Triple Glazing To Lounge & Family Room | Burnap + Abel are delighted to offer onto the market this fabulous six bedroom family home located in the highly convenient Folkestone Road, Dover. The property would ideal for those with a growing family and the accommodation boasts a spacious lounge, family room, dining room, spacious kitchen, six bedrooms and a shower room. Additional benefits include off street parking for three cars, garden with outside storeroom, sun room, downstairs utility/W.C., and gas central heating (boiler annually serviced). The immediate area has local shops nearby as well as public houses and is in very close proximity to the Dover's high speed rail link into St Pancras, London. Dover has seen some excellent investment in recent years with its high street and St James shopping complex. For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Porch

### Entrance Hall

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

### Family Room

13' 7" x 11' 5" (4.14m x 3.48m) Carpeted floor, radiator and triple glazed windows.

### Lounge

19' 5" x 11' 9" (5.92m x 3.58m) Spacious lounge with carpeted floor, triple glazed windows, fire place and radiator.

### Dining Room

11' 3" x 10' 5" (3.43m x 3.17m) Laminate floor, space for table and chairs, radiator and frosted double glazed window.

### Kitchen

13' 7" x 11' 5" (4.14m x 3.48m) A spacious kitchen with a mix of wall and base units, island, space for American style fridge freezer, integrated oven/hob/grill, radiator and double glazed window.

### Utility/W.C.

Low level W.C., radiator, space for washing machine and tumble dryer. Frosted double glazed window.

### Sun Room

10' 5" x 5' 9" (3.17m x 1.75m) Laminate floor, radiator and double glazed doors to the garden.

### First Floor Landing

Carpeted floor, carpeted landing, radiator and doors leading;

### Bedroom

11' 3" x 10' 5" (3.43m x 3.17m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

### Shower Room

Walk in shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

### Bedroom

13' 7" x 11' 8" (4.14m x 3.56m) Double bedroom with carpeted floor, radiator and window.

### Bedroom

10' 11" x 10' 6" (3.33m x 3.20m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

### Bedroom

11' 9" x 7' 10" (3.58m x 2.39m) Carpeted floor, radiator, double glazed window. Low level W.C., and wash hand basin.

### Second Floor Landing

Carpeted stairs, carpeted landing, built in cupboard and doors leading to;

### Bedroom

11' 0" x 10' 4" (3.35m x 3.15m) Double bedroom with carpeted floor, radiator and double glazed windows.

### Bedroom

13' 11" x 10' 9" (4.24m x 3.28m) Double bedroom with carpeted floor, built in cupboards, radiator and double glazed window. Electric shower, wash hand basin and low level W.C.

### Storage Room / Bedroom

13' 7" x 11' 4" (4.14m x 3.45m) Eaves head restriction. Carpeted floor, Velux windows and radiator.

### Garden

A private sunny rear garden with paved and lawn areas. Store room. Rear access leading to off street parking.

### Storeroom

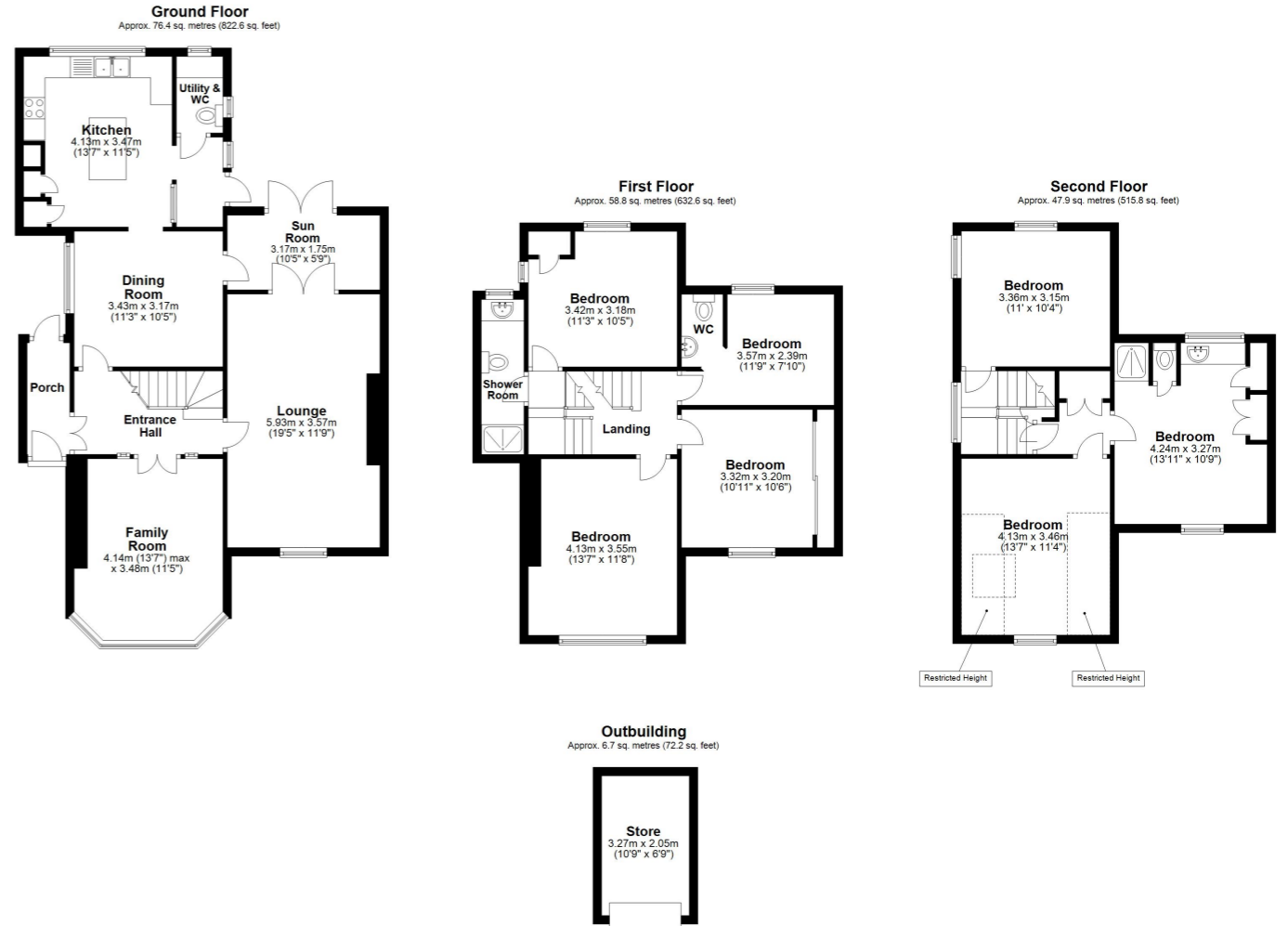
10' 9" x 6' 9" (3.28m x 2.06m)

### Off Street Parking

Parking at the rear for three cars.

### Area Information

The property sits in a convenient location with plenty of local amenities close by as well as local primary and secondary schools. Dover Priory train station is within walking distance and provides a high-speed service into London and of course the port of Dover is on your doorstep and the access to the continent that comes with it. The vibrant town of Folkestone is also easily accessed from here and that itself provides an array of secondary schools, cafe's, bars and restaurants.



Total area: approx. 189.8 sq. metres (2043.3 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.

