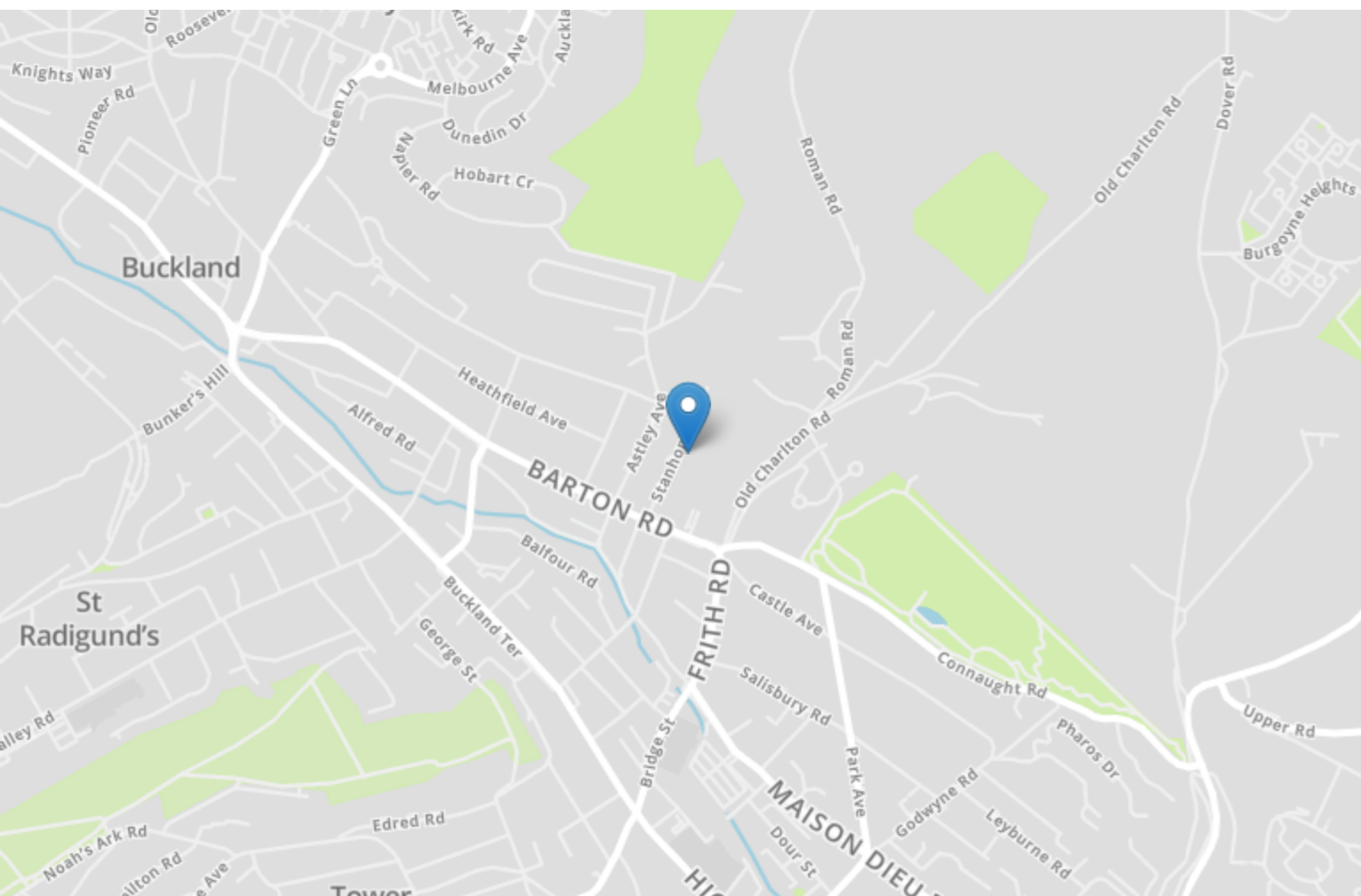


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Stanhope Road

Dover
CT16 2PR

£210,000 FREEHOLD

Draft Details...Price Range £210,000 - £220,000 | Fantastic Two Bed Terraced House | Ideal For First Time Buyers & Buy To Let Investors | Sunny Rear Garden | Double Glazing & Gas Central Heating (Boiler Serviced February 2024) | Conservatory | Burnap + Abel are delighted to offer to offer onto the market this fabulous two bedroom house located in the highly sought after Stanhope Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, two double bedrooms and a spacious bathroom. Additional benefits include a sunny rear garden, conservatory, double glazing and gas central heating (Boiler serviced February 2024). Situated within a short walk of Dover Town Centre with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

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

Lounge

11' 2" x 10' 4" (3.40m x 3.15m) Carpeted floor, radiator and double glazed window.

Dining Room

13' 9" x 10' 8" (4.19m x 3.25m) Carpeted floor, space for table and chairs, radiator and double glazed window.

Kitchen

9' 10" x 7' 3" (3.00m x 2.21m) A mix of wall and base units, integrated oven/hob, fridge, freezer and space for a washing machine. Wall mounted boiler (Serviced February 2024), double glazed windows and door to the conservatory.

Conservatory

8' 6" x 5' 0" (2.59m x 1.52m) Power and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, radiator, over stairs cupboard, loft hatch and doors leading to;

Bedroom One

13' 9" x 11' 9" (4.19m x 3.58m) Large double bedroom with carpeted floor, radiator and double glazed bay fronted windows.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

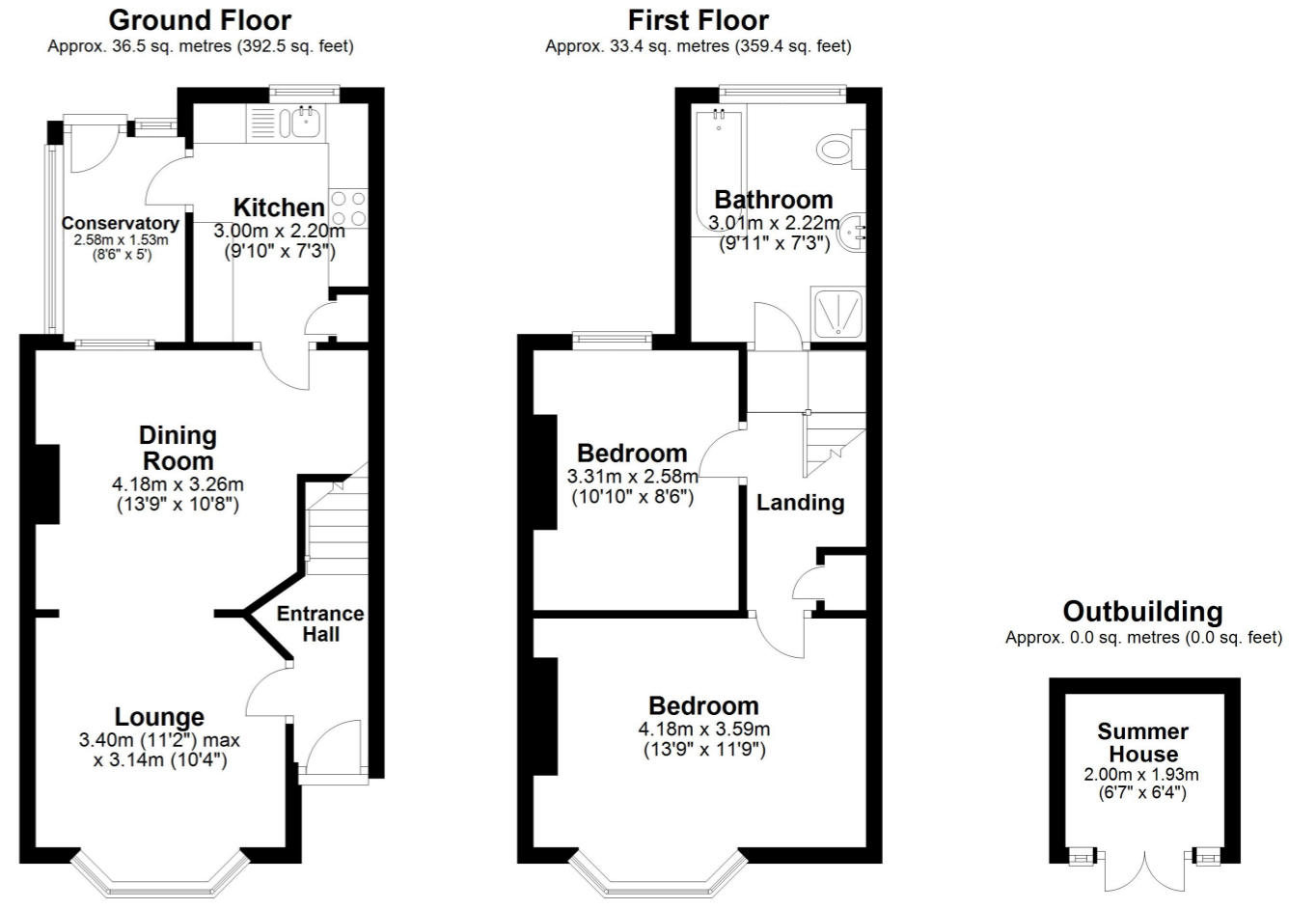
9' 11" x 7' 3" (3.02m x 2.21m) Bath, separate shower, low level W.C., wash hand basin, heated towel rail, radiator and double glazed window.

Garden

A sunny rear garden with paved and decked seating areas. Wendy house with power.

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.



Total area: approx. 69.8 sq. metres (751.8 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.

