



Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk



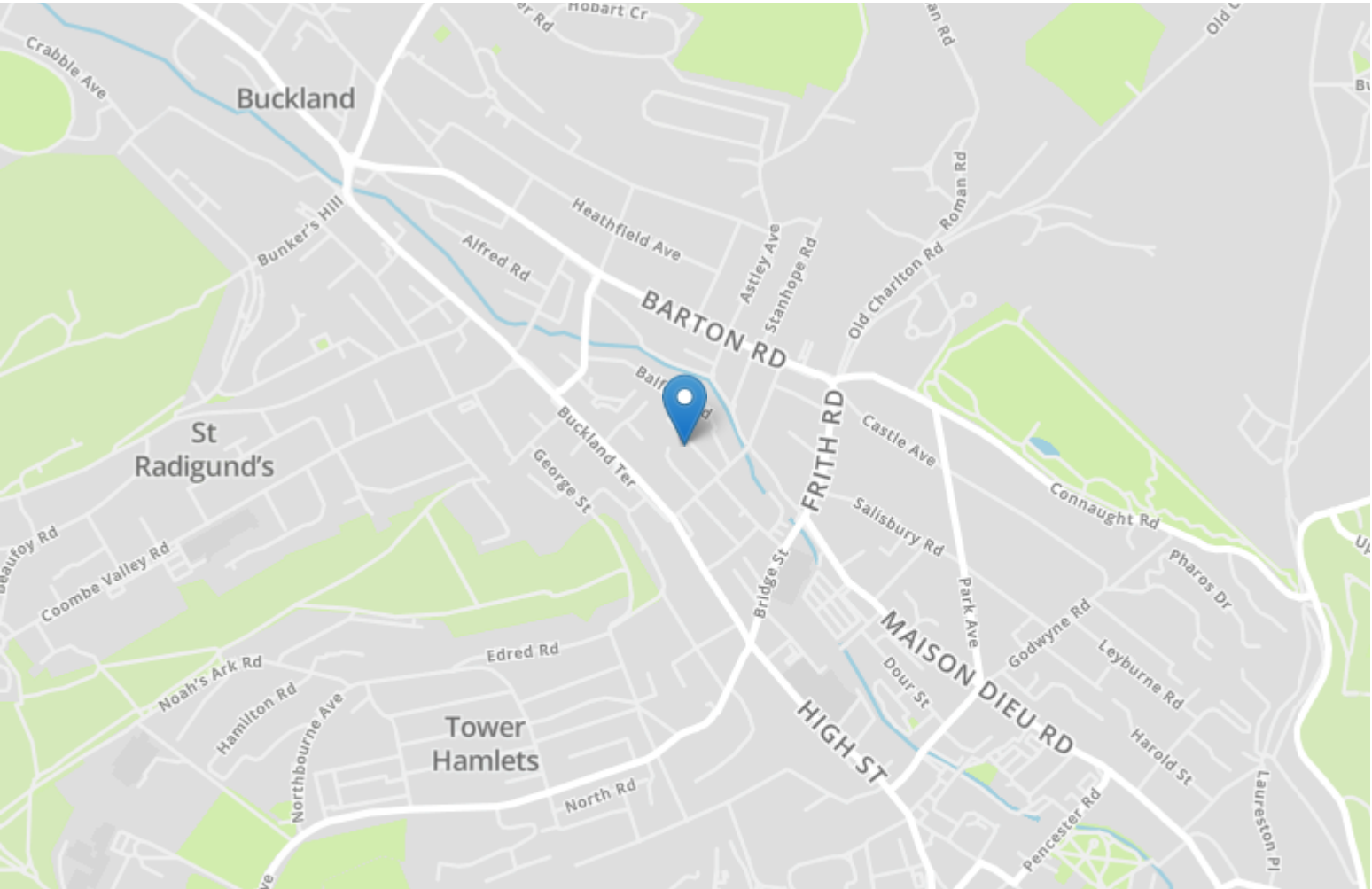
Burnap + Abel
4 Sandgate Road
Folkestone
Kent
CT20 2BZ

Email folkestone@burnapandabel.co.uk

Phone 01303 258590

www.burnapandabel.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



45 Millais Road

Dover

CT16 2LW

£1,200

pcm

TO LET WITH BURNAP + ABEL... This substantial three-bedroom end of terraced house combines modern comforts with stylish living, perfect for families.

Step inside and be greeted by an inviting open plan lounge and dining area that creates a spacious atmosphere for entertaining guests or relaxing after a long day. The abundance of natural light flows through large windows, enhancing the warm ambiance throughout.

Whip up culinary delights in the sleek, modern kitchen equipped with all the amenities you need. With ample counter space and contemporary finishes, it's sure to inspire your inner chef while providing a practical layout for everyday cooking.

Venture outdoors to discover a low-maintenance rear garden—a serene oasis where you can enjoy morning coffees or host summer barbecues without the fuss of extensive upkeep. It's an ideal space for children to play or for gardening enthusiasts looking to add their personal touch.

Convenience is at your fingertips with a downstairs WC that adds practicality for busy households, along with a utility room offering extra storage and laundry capabilities—truly making this home functionally efficient.



www.burnapandabel.co.uk

