

## 2 Context House Primrose Road

Dover  
CT17 0FN

**£224,950 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL....Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house in the conveniently place Primrose Road, Dover. The property would be ideal for a wide range of potential buyers and the accommodation boasts a lounge, kitchen, three bedrooms and a bathroom. Additional benefits include off street parking, courtyard garden, downstairs W.C., integrated hard wired smoke alarm system, up to date gas check certificate dated February 2025, current full electrical wiring check certificate, new and unused free standing gas cooker, new carpets throughout, double glazing throughout, gas central heating (boiler is approximately 4 years old and was fully serviced February 2025) and NO ONWARD CHAIN. Situated close to the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital. For your chance to view call sole agent Burnap + Abel on 01304 279107.



**Lounge**

17' 7" x 11' 7" (5.36m x 3.53m)

**W.C.****Kitchen**

11' 7" x 7' 1" (3.53m x 2.16m)

**Bedroom**

13' 6" x 11' 7" (4.11m x 3.53m)

**Bedroom**

11' 8" x 7' 7" (3.56m x 2.31m)

**Bathroom**

7' 8" x 5' 10" (2.34m x 1.78m)

**Bedroom**

11' 11" x 11' 8" (3.63m x 3.56m)

**Courtyard Rear Garden****Off Road Parking**

The property comes with off street parking.

**Vendor Information**

The vendor has provided us with the following information;

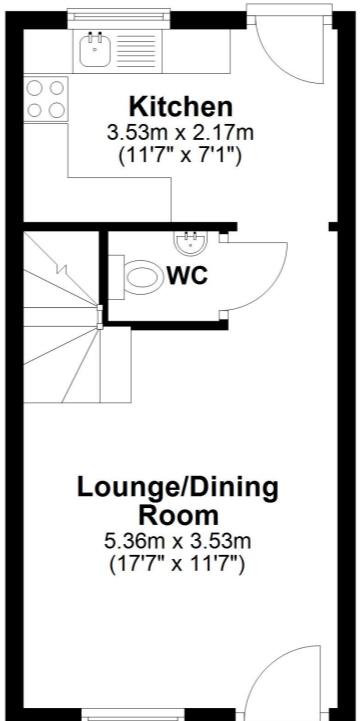
- 1 - The property has a new, unused, free standing gas cooker.
- 2 - The property has an integrated, hard wired smoke alarm system.
- 3 - The property has a new gas check certificate dated February 2025.
- 4 - The property has a current full electrical wiring check certificate.
- 5 - The gas central heating system was fully serviced and upgraded in February 2025. The gas boiler is circa 4 years old.
- 6 - The property has new carpets throughout.
- 7 - The first floor bathroom extractor fan, the downstairs toilet extractor fan, and the kitchen cooker hood are fully compliant and functioning, and externally ventilated.
- 8 - Double glazing throughout.
- 9 - This property is documented fully compliant for letting purposes, for any purchaser wishing to do so.

**Area Information**

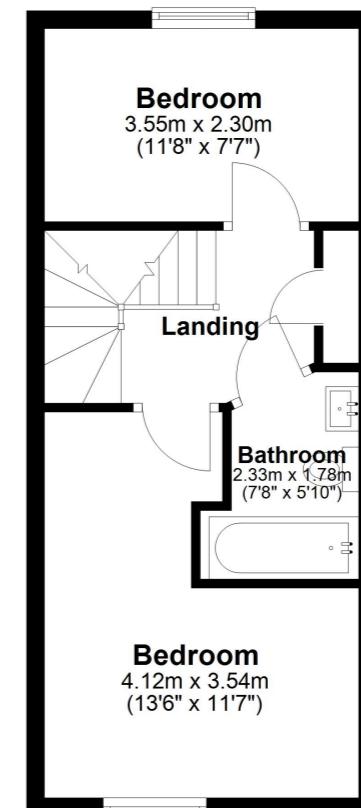
Situated within walking distance of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

**Ground Floor**

Approx. 26.9 sq. metres (290.0 sq. feet)

**First Floor**

Approx. 31.0 sq. metres (333.9 sq. feet)

**Second Floor**

Approx. 19.7 sq. metres (212.3 sq. feet)

