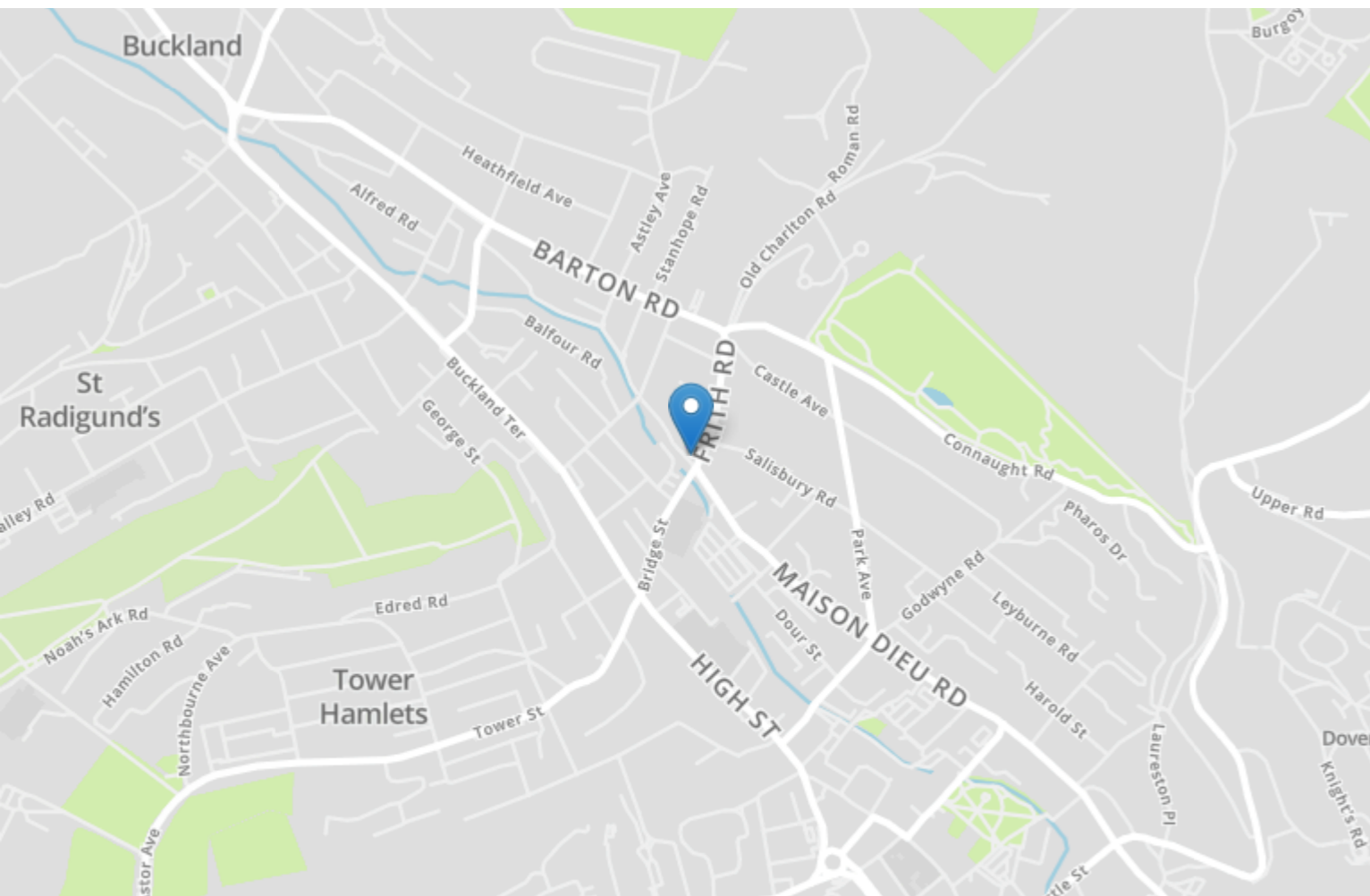


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



52 Charlton Green

Dover
CT16 2PS

£250,000 FREEHOLD

Draft Details...CHAIN FREE | Guide price £250,000- £260,000 | Wonderful three bedroom GRADE II LISTED cottage | Ideal for first time buyers, those with a growing family or buyers looking for a 2nd home on the coast | Walking distance to a number of schools, shops & the Dover Priory with its fast-link train to St Pancras | Burnap + Abel are delighted to offer onto the market this fabulous grade II listed cottage located in the highly convenient, Charlton Green, Dover. Full of character and original features the accommodation boasts a lounge, dining room, kitchen, bathroom and three double bedrooms. Additional benefits include a low maintenance private rear garden with enclosed side access that offers extra storage space, En suite to the main bathroom, gas central heating (boiler installed 2021 & gas safety carried out September 2022) and NO ONWARD CHAIN. Set in central Dover, this property is a moments walk away from all amenities including shops, superstores and bus routes. Morrisons and Asda are both a stones throw away along with doctors surgeries, bus stops with regular services in to and out of town. Dover priory train station is also within walking distance offering high speed services to Ashford and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

13' 7" x 11' 7" (4.14m x 3.53m) A spacious lounge with parquet floor, fire place, window and radiator.

Dining Room

12' 1" x 10' 3" (3.68m x 3.12m) Spacious dining area with parquet floor, fire place, radiator and French doors to the garden.

Kitchen

10' 1" x 8' 6" (3.07m x 2.59m) A mix of wall and base units, space for fridge freezer, washing machine, integrated oven/hob, radiator, window and wall mounted boiler (boiler installed 2021 and gas safety carried out in September 2022).

Bedroom / Study

12' 10" x 9' 8" (3.91m x 2.95m) A double bedroom with parquet floor, under stair cupboard space, radiator and window. Could also be used as an office.

Bathroom

7' 8" x 4' 11" (2.34m x 1.50m) Bath with shower attachment, low level W.C., wash hand basin, radiator and window.

First Floor

Carpeted stairs, spacious storage cupboard and doors leading to;

Bedroom One

20' 11" x 9' 8" (6.38m x 2.95m) A large double bedroom with exposed floor boards, two radiators, airing cupboard, built in cupboard space and window.

En Suite

Electric shower, low level W.C. and wash hand basin.

Bedroom Two

13' 6" x 12' 5" (4.11m x 3.78m) Double bedroom with exposed floor boards, built in wardrobe, radiator and window.

Garden

A lovely enclosed courtyard rear garden with a private side passage way - Ideal storage area!

Area Information

This property is situated in the popular Charlton area of Dover, just a short way from the town centre. Within the local area is a good range of shops including Morrisons and Asda within walking distance. There is also a good selection of primary and secondary schools close by, including both boys and girls grammar schools. From Dover there are excellent access routes to the A2/M2 and the M20 as well as being close to the City of Canterbury and coastal towns of Folkestone, Deal and Sandwich. Also close by is the main-line railway station at Priory with the fast-link train to St Pancras in just 1 hour 10 minutes.

