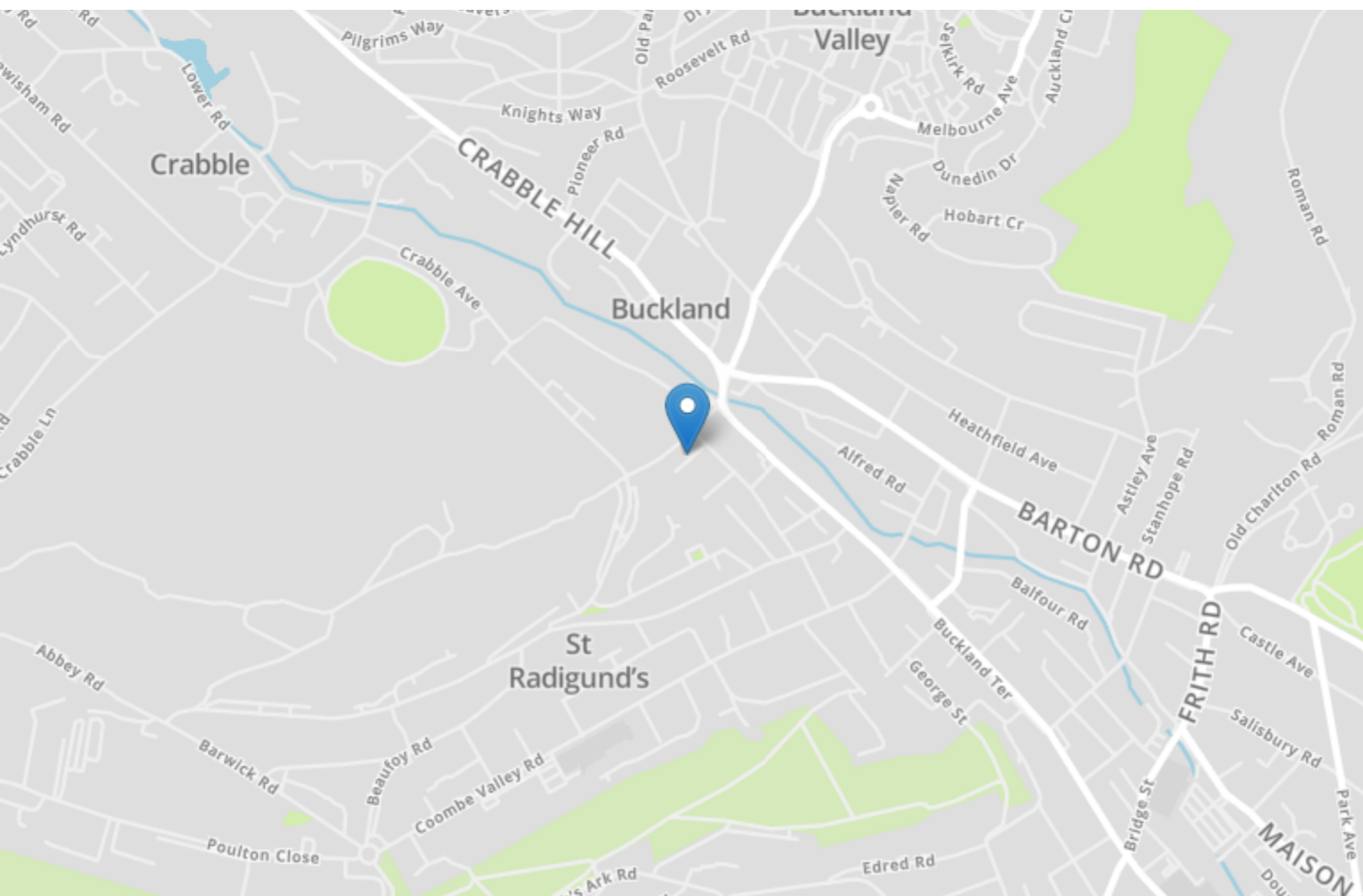


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## 3 Woods Place

Dover  
CT17 0JW

**£180,000 FREEHOLD**

Draft Details... Guide Price £180,000 - £190,000 | Two Double Bedroom Terraced House | Private Rear Garden | New Gas Combination Boiler (Installed March 2024) | Close Proximity to a Number of Schools & Shops... Burnap + Abel are delighted to offer onto the market this spacious terraced house, situated in the popular Woods Place, Dover. The property consists of two double bedrooms, a spacious lounge/diner, kitchen, and family bathroom. Additional benefits include a private rear garden, double glazing and a brand new gas combination boiler which was installed in March 2024. The property is ideal for those looking for first-time buyers looking to get onto the property ladder or someone looking for a buy-to-let investment. Woods Place is located in a quiet residential area with a number of schools within close proximity, including a local Co-Operative and Public Gym within the Papermill development. Alongside this, there is also the popular Kearsney Abbey Gardens which is just a short walk away through the neighbouring village of River. Commuting to and from the property also comes without issue with nearby bus stops passing through the London Road and providing access to Dover town centre or away from the town to the Cathedral City of Canterbury. The A2 also provides a route to Canterbury or beyond to London.



**Lounge/Diner**

23' 0" x 12' 1" (7.01m x 3.68m) Entrance porch leading into open plan lounge/diner, carpeted flooring, radiator and double glazed window.

**Kitchen**

12' 8" x 10' 10" (3.86m x 3.30m) A mix of wall and base units with integrated cooker, electric hob and sink. Space for fridge/freezer and washing machine. Tiled flooring, 2x radiators, UPVC rear door leading to garden.

**Bathroom**

6' 7" x 4' 11" (2.01m x 1.50m) A fully tiled bathroom with corner bath, low level W.C., hand wash basin, double glazed frosted window and heated towel rail.

**Bedroom One**

13' 1" x 9' 5" (3.99m x 2.87m) Spacious double bedroom with carpeted flooring, double glazed window and radiator.

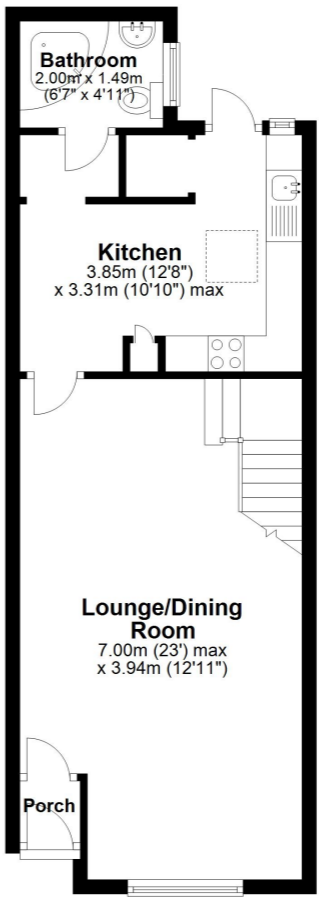
**Bedroom Two**

12' 11" x 9' 5" (3.94m x 2.87m) Another double bedroom with carpeted flooring, double glazed window, radiator and cupboard housing new combi boiler.

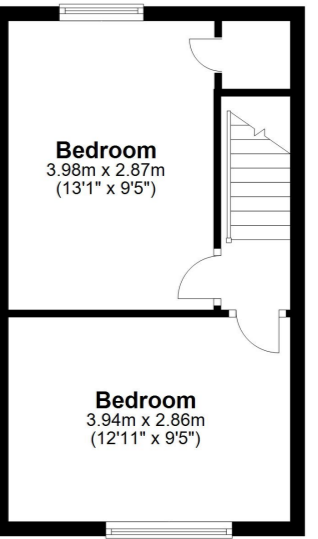
**Garden**

Private sunny rear garden with patio and artificial grass.

**Ground Floor**  
Approx. 43.6 sq. metres (469.8 sq. feet)



**First Floor**  
Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 69.1 sq. metres (743.4 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.

