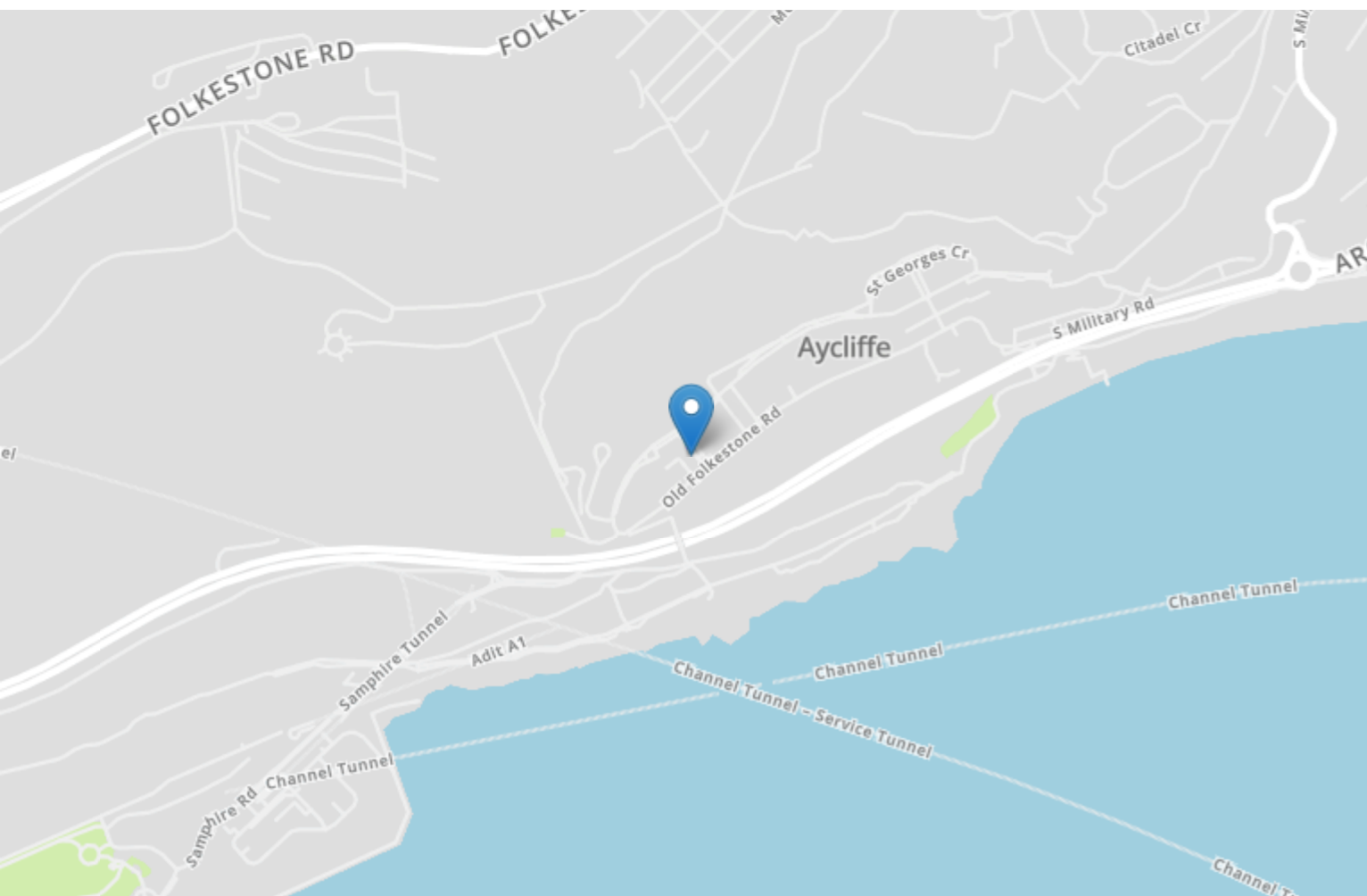


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



5 St Richards Walk

AYCLIFFE, Dover
CT17 9HG

£190,000 FREEHOLD

Draft Details...Offers In Excess Of £190,000 | Two Bedroom House | Garden With Rear Access | Double Glazing & Gas Central Heating | Popular Residential Location | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in St Richards Walk, Aycliffe, Dover. The property would be ideal for first time buyers, buy to let investors and those wishing to downsize and the accommodation boasts a spacious L shaped lounge, kitchen, two double bedrooms and bathroom. Additional benefits include a garden with rear access, double glazing and gas central heating. The property is located in the highly sought after Aycliffe area of Dover, a short journey away from the town centre and will surely attract a variety of purchasers from first time buyers to investors. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Carpeted floor, double glazed window, carpeted stairs to the first floor and doors leading to;

Lounge/Dining Room

20' 1" x 8' 5" (6.12m x 2.57m) Spacious L shaped lounge/ dining with carpeted floor, under stairs storage cupboard, two radiators, double glazed window and doors to the garden. Space for table and chairs.

Kitchen

13' 7" x 7' 6" (4.14m x 2.29m) A mix of wall and base units, space for washing machine, integrated oven/hob and fridge freezer. Wall mounted boiler and door to the garden.

First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, radiator, loft hatch, cupboard space and doors leading to;

Bedroom One

13' 1" x 10' 3" (3.99m x 3.12m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

13' 5" x 9' 3" (4.09m x 2.82m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m) Bath with electric shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

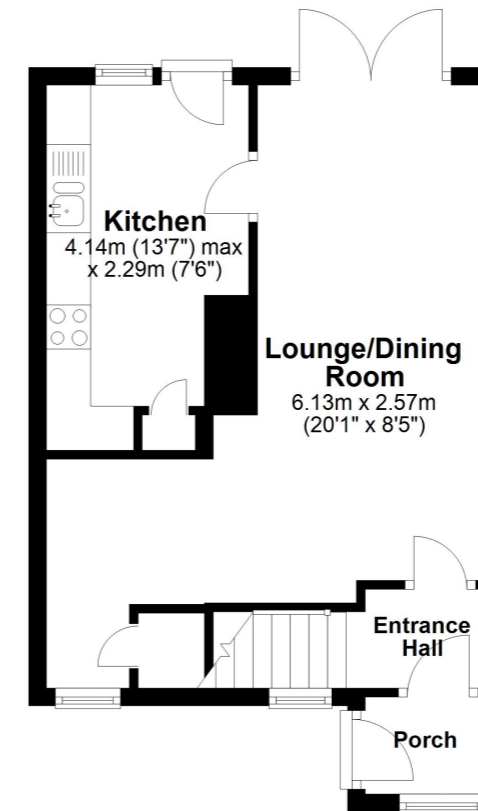
Garden

A generous size flat rear garden with paved and lawn areas. Shed and rear access.

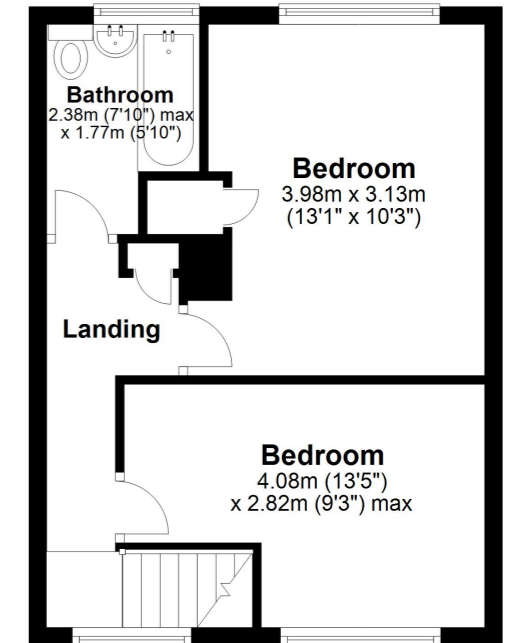
Area Information

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

Ground Floor
Approx. 38.8 sq. metres (418.2 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 72.8 sq. metres (783.1 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.

