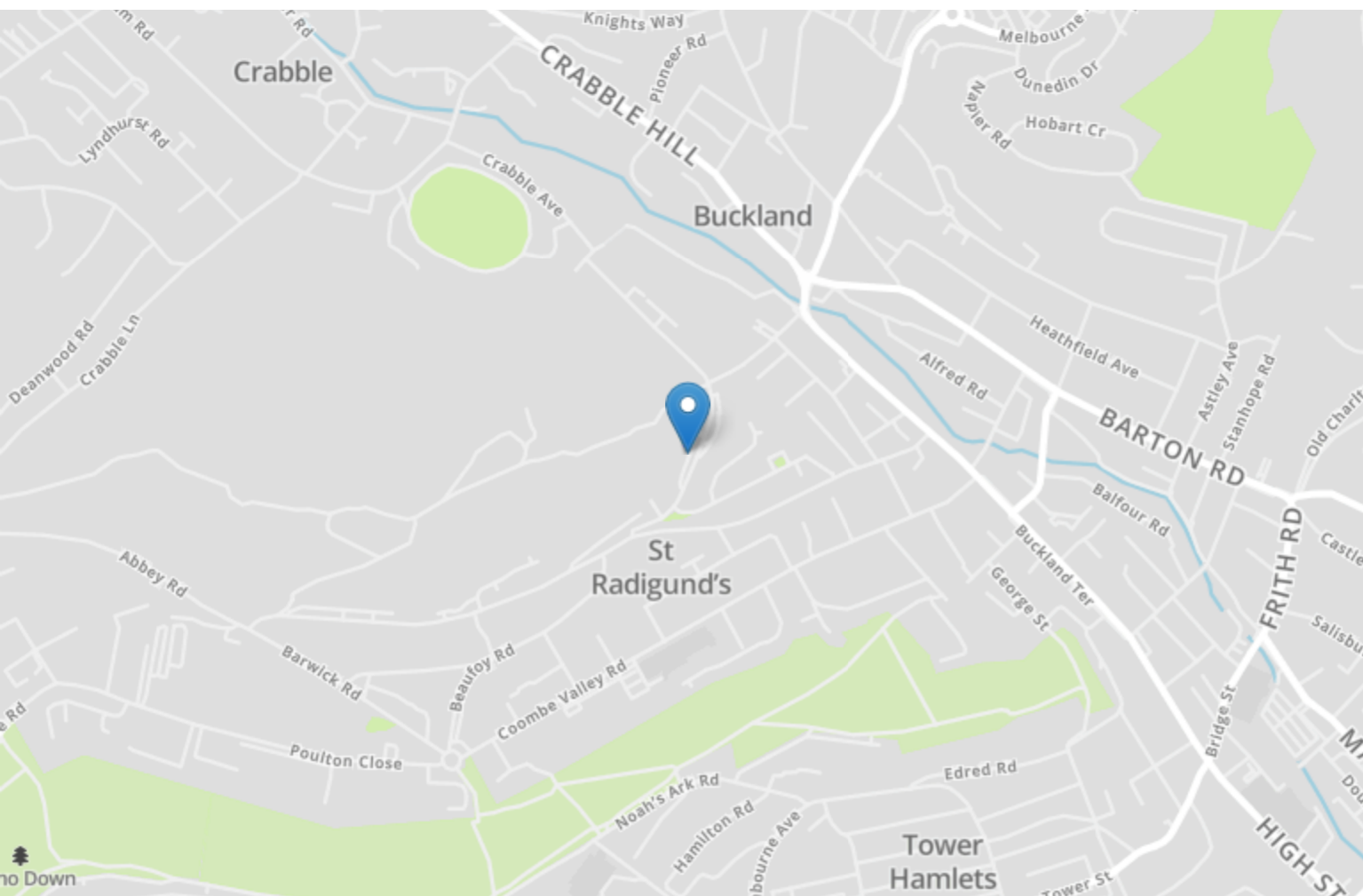


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8 Bunkers Hill Road

Dover
CT17 0JJ

£230,000 FREEHOLD

Draft Details...Price Range £230,000 - £240,000 | Chain Free | Fantastic Three Bed End Terrace House | Potential To Create Off Street Parking (Similar To Neighbouring Property) | Full Rewire (2021) | Modern Double Glazing (Installed 2021) | New Boiler & Radiators (2021) | Beautiful Kitchen With Island (Installed 2021) | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom end terrace house located in the conveniently placed Bunkers Hill Road, Dover. The property has undergone extensive renovation and the accommodation boasts a beautiful open plan lounge/kitchen, three bedrooms and a modern family bathroom. Additional benefits include a downstairs toilet, spacious front & rear gardens, modern double glazing, gas central heating and NO ONWARD CHAIN. Situated in a desirable location, residents will enjoy access to excellent schools, making this property an ideal choice for families seeking quality education options. The nearby amenities and transport links ensure easy commuting and convenience for day-to-day living. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Open Plan Lounge/Dining Room

14' 2" x 13' 1" (4.32m x 3.99m) A beautiful open plan lounge/dining room - Ideal when entertaining family and friends. The lounge area has engineered oak flooring, radiator and double glazed windows and there is space for a dining table and chairs.

Kitchen

14' 2" x 8' 9" (4.32m x 2.67m) The fabulous modern kitchen which was installed in 2021 has a mix of wall and base units, Quartz worktops, island, space for fridge freezer and washing machine, integrated oven/induction hob, radiator, under stairs cupboard with modern boiler (installed 2021), fuse box (upgraded in 2021) and space for a tumble dryer. Double glazed window and door to the garden.

W.C.

Low level W.C. and window.

First Floor Landing

Carpeted stairs, double glazed window, loft hatch and doors leading to;

Bedroom One

13' 0" x 9' 2" (3.96m x 2.79m) Double bedroom with carpeted floor, built in wardrobe, radiator and double glazed window.

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 3" x 8' 0" (2.82m x 2.44m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

Bathroom

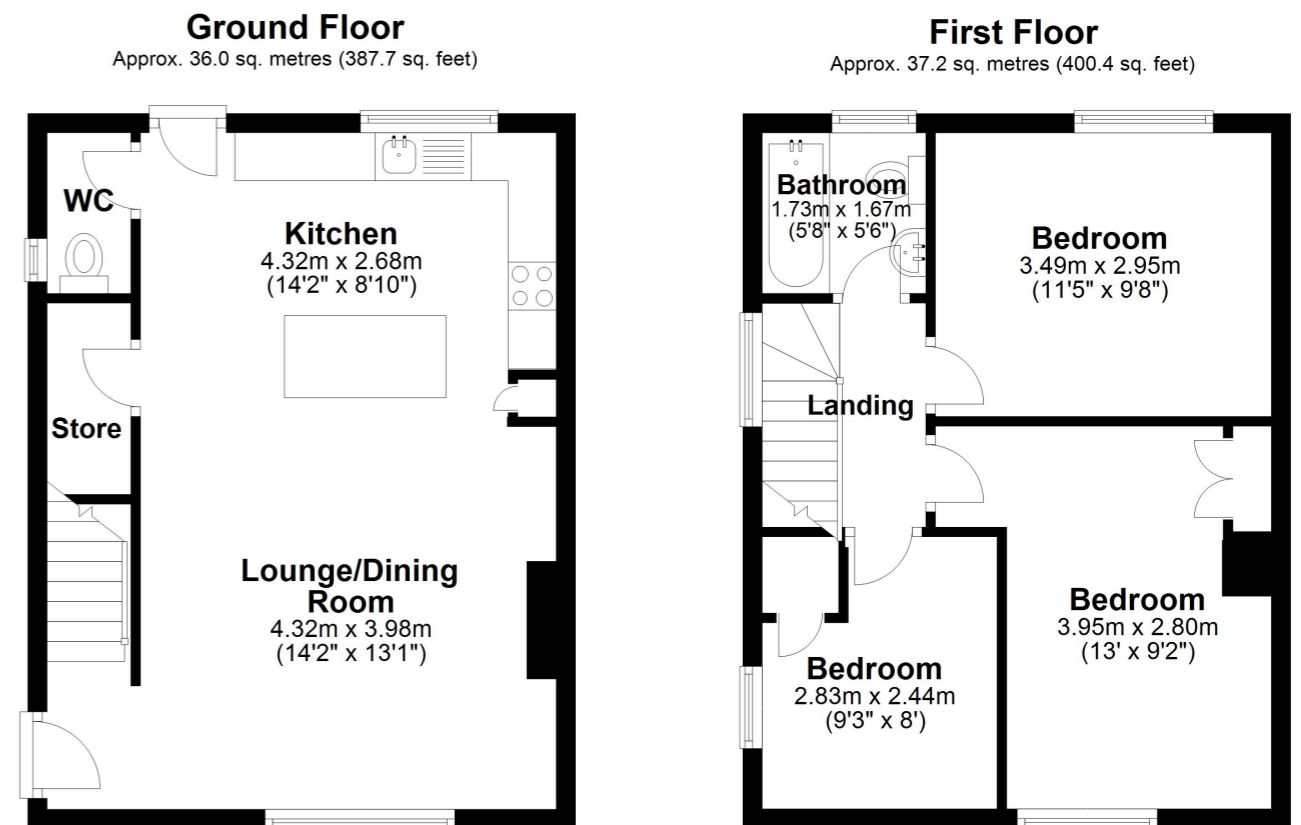
5' 8" x 5' 6" (1.73m x 1.68m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Front & Rear Gardens

A spacious rear garden with side access. Brick built shed, steps leading to the lawn area. A generous size front garden that is mainly laid to lawn. There is potential to create off road parking similar to neighbouring property.

Area Information

Bunkers Hill Road is situated within easy access of Dover town centre and is ideally located for access to the A2/M2 and the M20 via the Alkham Valley. In the local area is a good range of primary and secondary schools, and within a short driving distance is the main-line railway station at Kearsney, and also the Priory Railway Station in the town with the fast link train to London St Pancras in 1 hour 5 minutes.



Total area: approx. 73.2 sq. metres (788.1 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.

