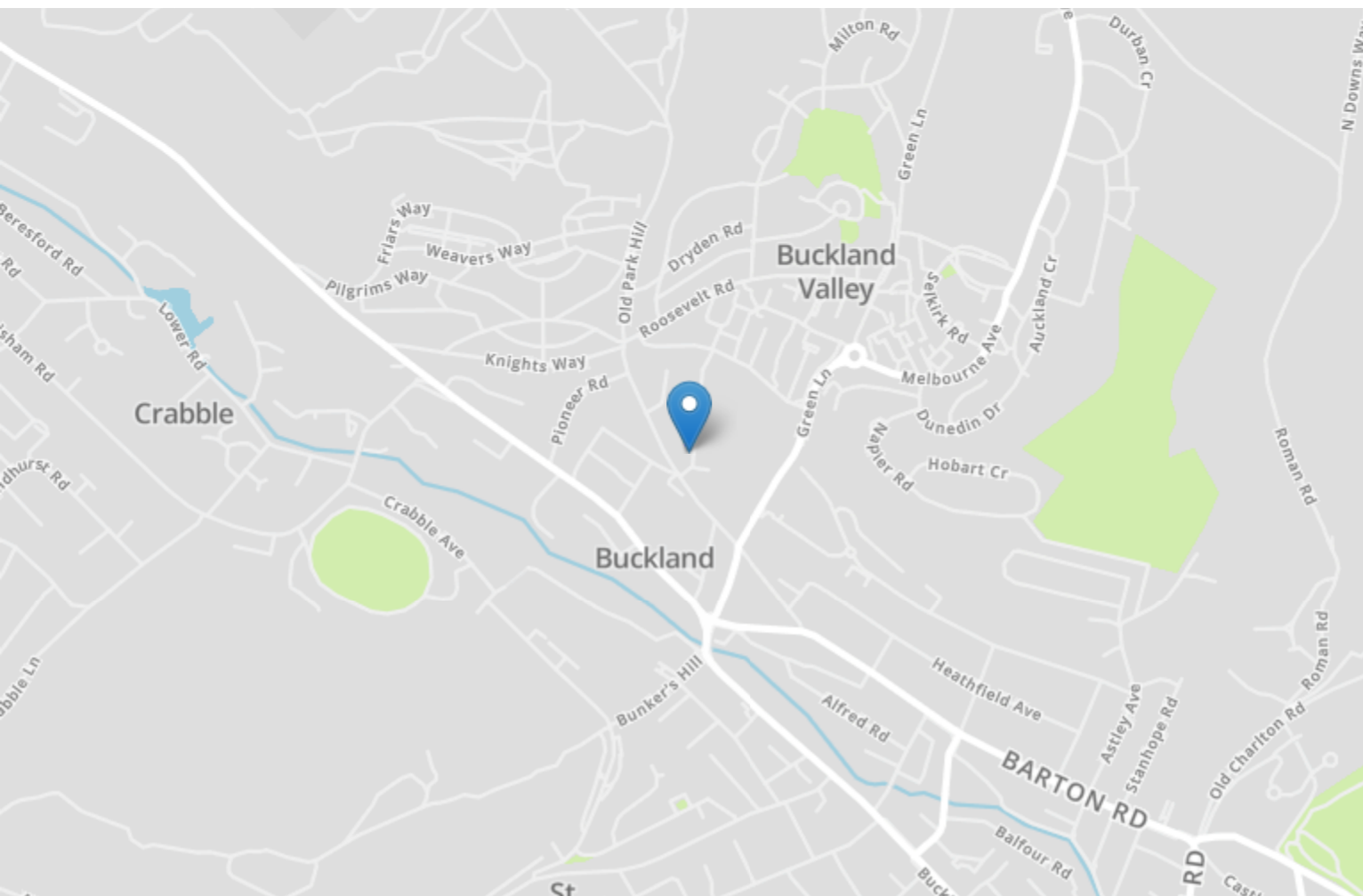


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



1 Glenfield Road

Dover
CT16 2AL

£180,000 FREEHOLD

Draft Details...Price Range £180,000 To £200,000 | Chain Free | Fantastic Two Bed Semi-Detached House | Sunny Rear Garden | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom house located in the popular Glenfield Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, modern style kitchen, two bedrooms and bathroom. Additional benefits include a sunny rear garden, double glazing, gas central heating (vendor has informed us the boiler was serviced in 2023), fully rewired and plumbed with all pipe work and central heating system renewed in 2016 and NO ONWARD CHAIN. The coastal town of Dover offers a range of 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 nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge/Dining Room

A spacious open plan lounge/dining room. Carpeted floor, double glazed bay fronted window, radiators, under stairs storage cupboard with space for a fridge freezer, double glazed window to the rear and space for a table and chairs.

Kitchen

Modern style kitchen with a mix of wall and base units, integrated oven/hob, double glazed windows and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

Carpeted floor, radiator and double glazed window.

Bathroom

Bath with overhead shower, low level W.C. wash hand basin, cupboard with space for washing machine, radiator and double glazed window.

Garden

Sunny rear garden with paved and lawn areas.

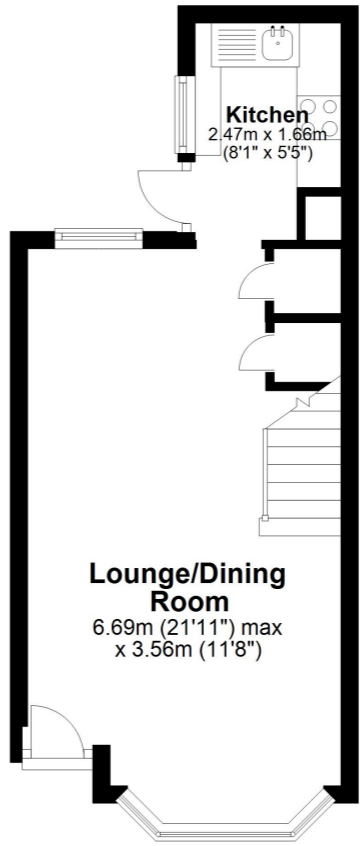
Area Information

Glenfield Road is a quiet road with no passing traffic on the outskirts of Dover. It is an ever popular residential street positioned just a short distance from a range of local amenities and transport links.

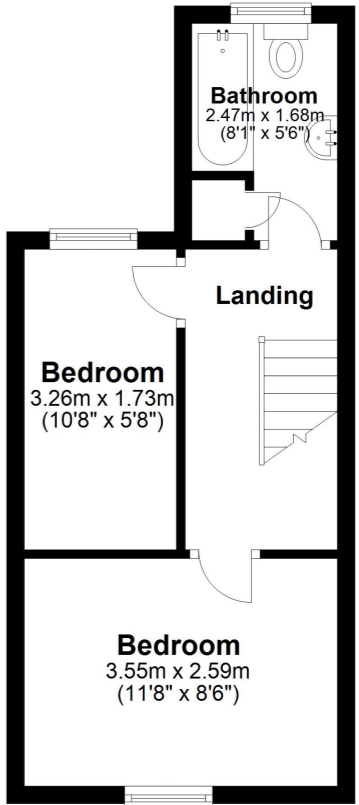
Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and the historic Dover Castle.

Dover’s main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

Ground Floor
Approx. 25.9 sq. metres (278.7 sq. feet)



First Floor
Approx. 25.7 sq. metres (276.7 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.

