



Burnap + Abel
The Charlton Centre High St
Dover
CT16 1TT

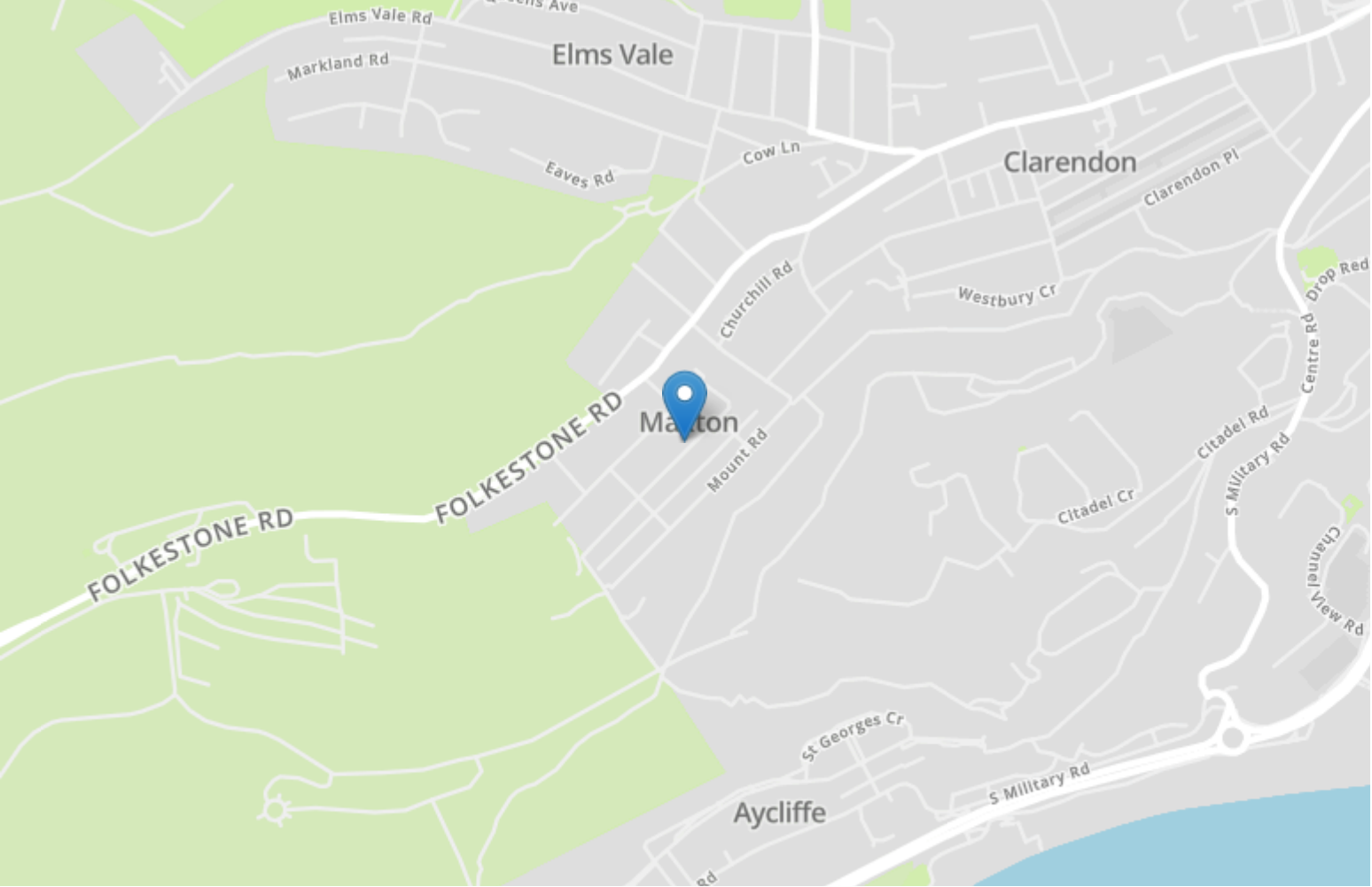
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



44 Farthingloe Road

Dover
CT17 9LD

£260,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Set in the highly sought-after Maxton area of Dover, this charming three-bedroom semi-detached home offers spacious, well-balanced living in a fantastic location. Ideal for first-time buyers and those with a growing family, the property combines comfort, practicality and great potential. The accommodation includes a welcoming lounge, separate dining room and a fitted kitchen with adjoining utility area - perfect for everyday living. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The rear garden provides a lovely outdoor space for relaxing or entertaining, and there's even a small garage, ideal for storing a motorbike or jet ski. There is also potential to create a parking bay at the rear (subject to the necessary consents). Additional benefits include double glazing, gas central heating and a location within easy reach of local schools, shops, and Dover Priory train station, making commuting or day-to-day errands effortless. This is a fantastic opportunity to secure a well-located family home with future potential in one of Dover's most desirable residential areas. For your chance to view call Burnap + Abel on 01304 279107.



<https://www.burnapandabel.co.uk/>

Entrance Hall

Lounge

13' 0" x 12' 5" (3.96m x 3.78m)

Dining Room

12' 6" x 11' 10" (3.81m x 3.61m)

Kitchen

7' 11" x 6' 10" (2.41m x 2.08m)

Utility

8' 6" x 4' 11" (2.59m x 1.50m)

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m)

Bedroom Two

12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Bathroom

7' 10" x 5' 4" (2.39m x 1.63m)

Garden

Garage

To the rear of the property is a small garage big enough for the motor bikes or a Jet Ski. There is also potential to create a parking bay at the rear.

Area Information

Farthingloe Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity, meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.

