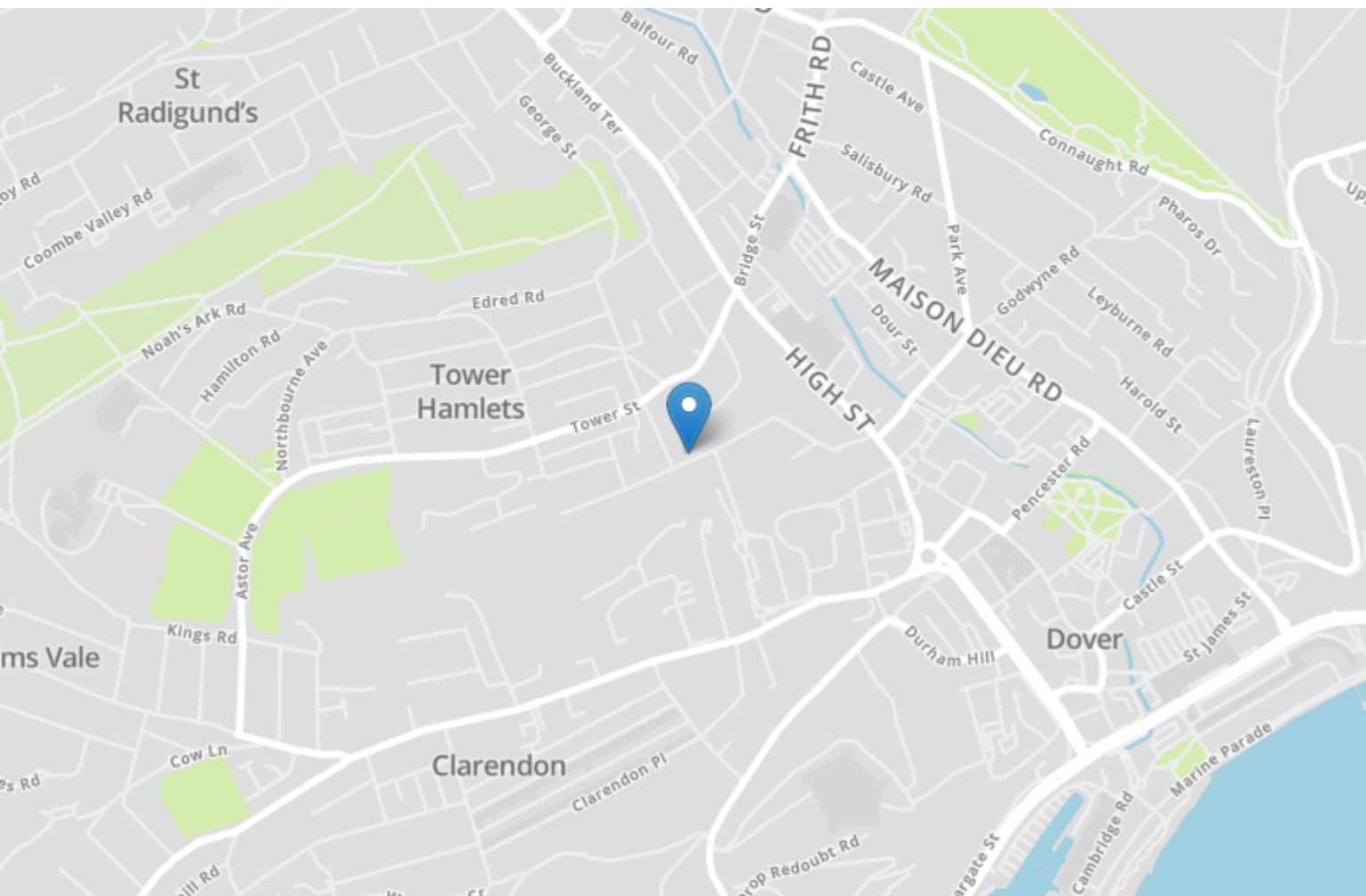


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 109 Priors Hill

Dover  
CT17 0AD

**£180,000 FREEHOLD**

Draft Details...Chain Free | Three Bedroom House | Garden | Walking Distance To The Dover Priory Train Station | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the highly sought after Priors Hill, Dover. The property is being sold with NO ONWARD CHAIN and the accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a bathroom. Additional benefits include a garden, double glazing and gas central heating. The property is situated in a popular residential location of Dover close by to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For you chance to view call sole agent Burnap + Abel on 01304 279107.



## Entrance Hall

Laminate floor, radiator, stairs to first floor and doors leading to;

## Lounge/Dining Room

14' 1" x 10' 10" (4.29m x 3.30m) Spacious open plan lounge/dining room. The lounge has carpeted floor, double glazed bay fronted window, radiator and fire place.

## Dining Area

11' 10" x 11' 5" (3.61m x 3.48m) The dining area has an understairs cupboard, carpeted floor, radiator and a double glazed window.

## Kitchen

12' 11" x 9' 0" (3.94m x 2.74m) A spacious kitchen with a mix of wall and base units, space for fridge freezer, cooker, washing machine and tumble dryer. Wall mounted boiler (vendor has informed us that this has been annually serviced), double glazed window and door to garden.

## First Floor

Carpeted floor, loft hatch and doors leading to;

### Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m) Large double bedroom with carpeted floor, radiator, double glazed window and cupboard space.

### Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m) Double bedroom with laminate floor, radiator and double glazed window.

### Bedroom Three

8' 11" x 6' 2" (2.72m x 1.88m) Single bedroom with laminate floor and a double glazed window.

## Bathroom

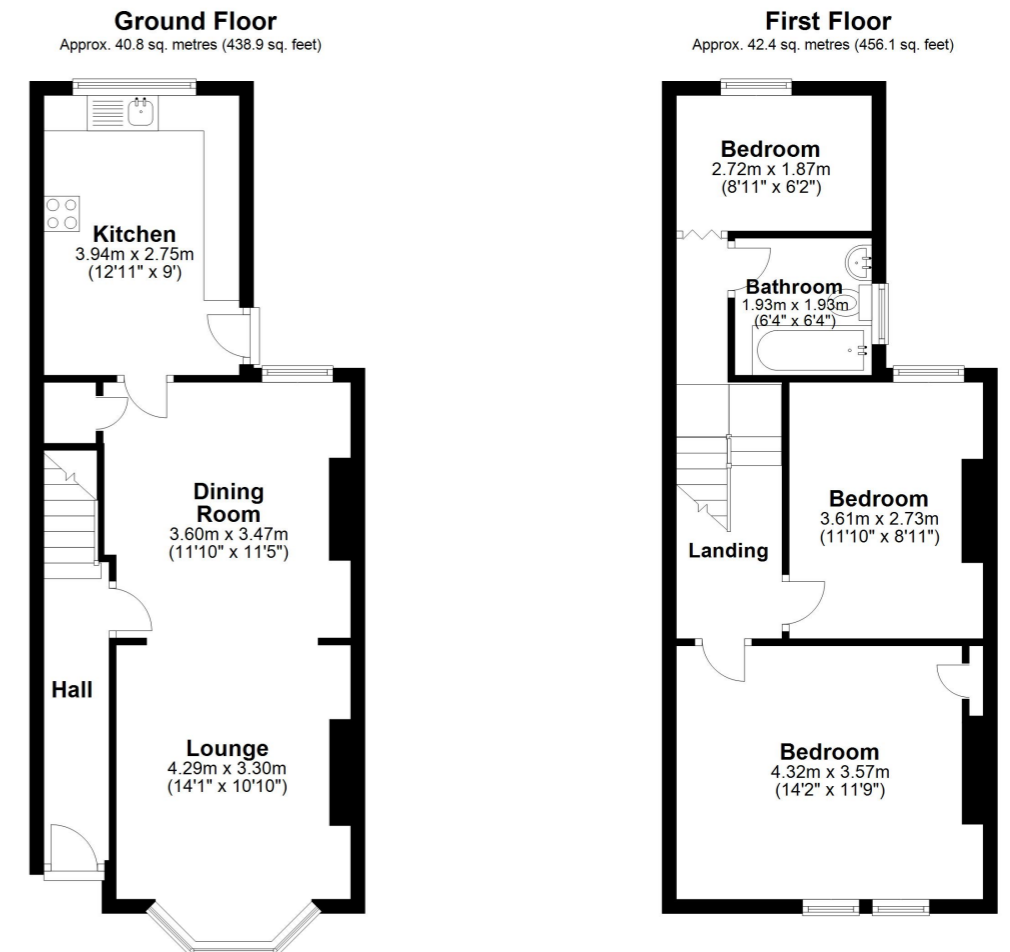
6' 4" x 6' 4" (1.93m x 1.93m) Bath with overhead shower attachment, low level W.C., wash hand basin, radiator and frosted double glazed window.

## Garden

Private garden with paved and lawn areas.

## Area Information

This property is situated in a popular residential area of the town, only a short walk from the town centre, with the main-line railway with the fast-link train to St Pancras in 1 hour 10 minutes, a short distance away. There is a good range of primary, secondary and grammar schools within walking distance. There are excellent access routes to the A2/M2 and the A20.



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.

