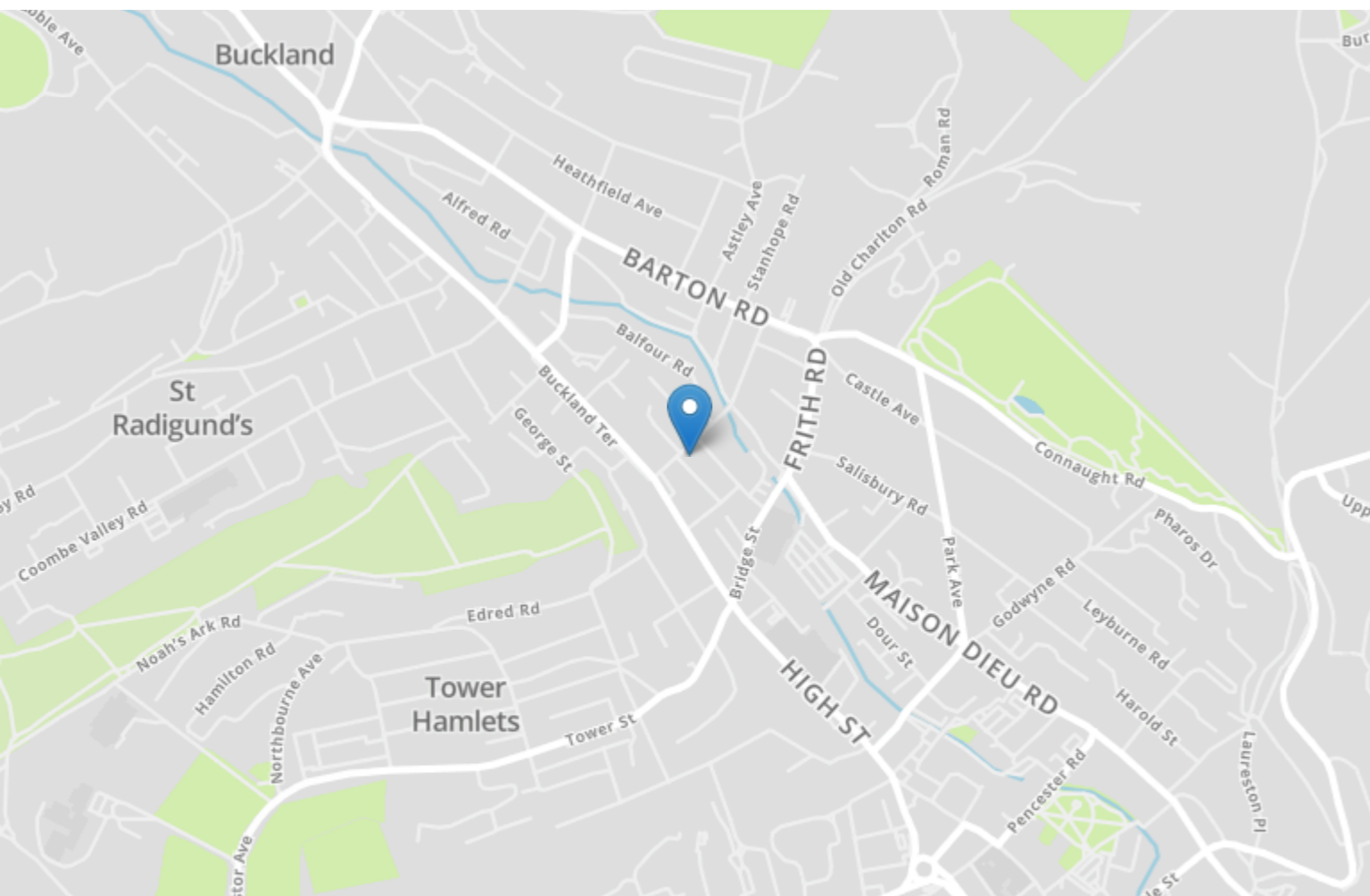


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



2 Beaconsfield Road

Dover
CT16 2LJ

£220,000 FREEHOLD

Draft Details...Price Range £220,000 - £230,000 | Store Room Which Could Be Used As An Office | Sunny Rear Garden | Close Proximity To A Number Of Schools & Shops | Burnap + Abel are delighted to offer onto the market this large and versatile three bedroom house located in the popular residential Beaconsfield Road, Dover. The property has well proportioned rooms and is set over three floors. As well and being within walking distance to a number of schools and shops the accommodation boasts three double bedrooms, modern family bathroom, large kitchen/diner and lounge. Additional benefits include a sunny and private rear garden, spacious storage room on the ground floor that can be used as an office, double glazing and gas central heating (serviced February 2024). Located within a level walk of the centre of Dover with its range of amenities including 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 property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Porch

Radiator

Entrance Hall

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

Bedroom Two

9' 11" x 9' 0" (3.02m x 2.74m) Double bedroom with carpeted floor, radiator and double glazed window.

Study/Utility Storeroom

Carpeted floor, radiator and plumbing for a washing machine. Could be used as an office space.

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m) Modern bathroom with a low level W.C., bath with over head shower, wash hand basin, radiator and frosted double glazed window.

Kitchen

13' 5" x 11' 4" (4.09m x 3.45m) A spacious kitchen/dining room with a mix of wall and base units, space for fridge freezer and integrated hob. Cupboard with plumbing for a washing machine and wall mounted boiler (serviced February 2024). Space for table and chairs, radiator, double glazed window and door to the garden.

Lounge

13' 2" x 9' 11" (4.01m x 3.02m) Laminate floor, radiator and double glazed doors to the front.

Garden

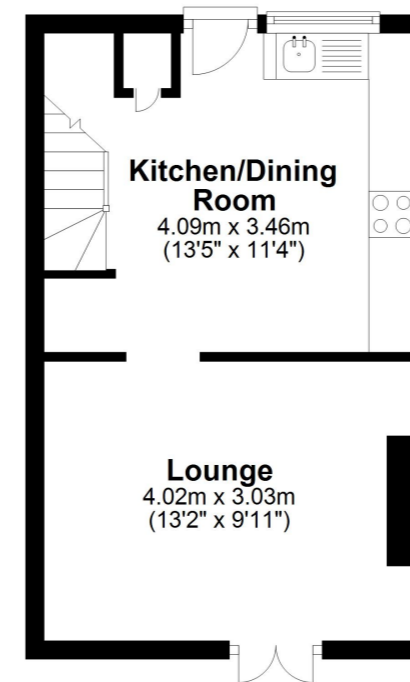
private rear garden with paved and lawn areas.

Area Information

This terraced home is located on the level in a popular residential area just a short walk away from the town centre. Within the local area there is a variety of shops along with the new shopping area at St James. There is a good selection of primary and secondary schools, including the Girl's and Boy's Grammar close by. There are excellent access routes to the A2/M2 and the A20/M20. The main line railway station at Dover Priory with its fast link to London in just over an hour, is also a short drive away.

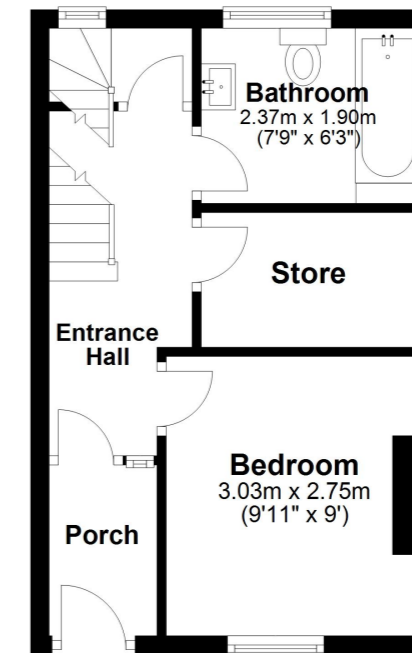
Lower Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



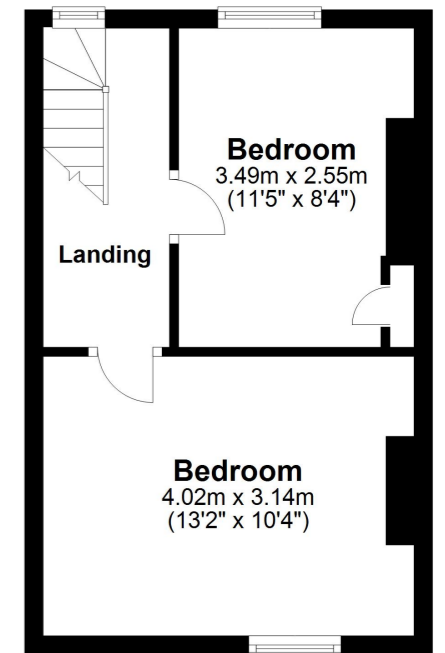
Ground Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

