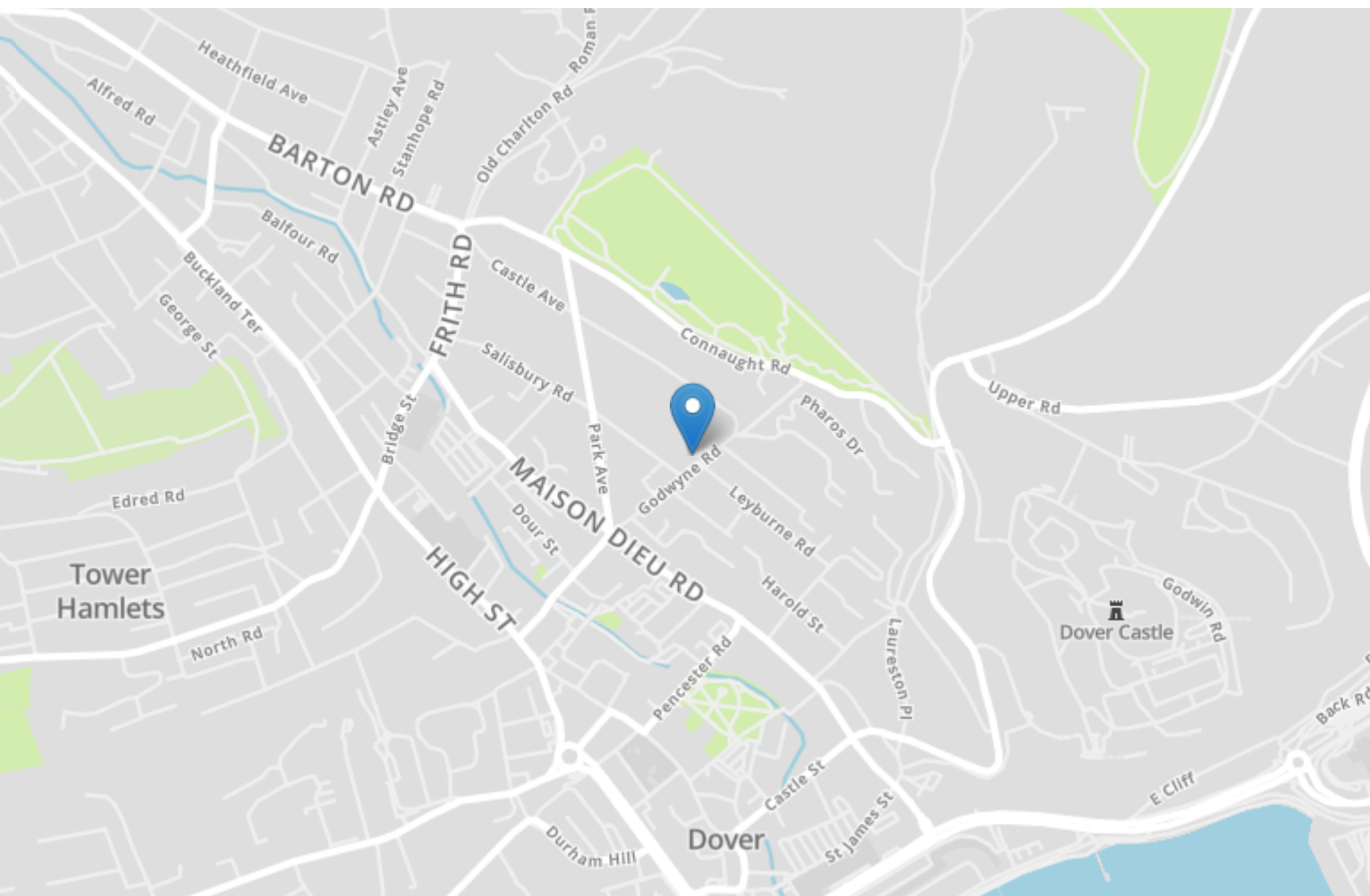


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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



15 Godwyne Road

Dover
CT16 1SW

£250,000 LEASEHOLD SHARE OF FREEHOLD

Draft Details... Guide Price £250,000 - £260,000 | Large 3 Bed Maisonette | Share of Freehold | Long Lease | Off Road Parking | 3 Double Bedrooms | Garden | Views of Dover Castle | Separate W.C. | Popular Residential Location... Burnap + Abel are delighted to offer onto the market this spacious three bedroom maisonette situated on the popular Godwyne Road, Dover. In our opinion the property is in excellent condition throughout and offers three good sized double bedrooms, upstairs W.C., a large lounge, spacious kitchen/diner and family bathroom. Additional benefits include a garden area, off road parking for 1 car which could easily be increased for parking for three cars, double glazing, gas central heating and views of Dover Castle. The property has been fully refurbished including a re-wire and comes with 50% share of freehold with approximately 120 years remaining on the lease. For your chance to view call sole agents Burnap + Abel now on 01304 279107.



Porch/Entrance Hall

Large and welcoming porch moving into a long and spacious entrance hall with tiled flooring and radiator. carpeted Stairs leading to;

First Floor Landing

A generously sized landing, which currently has use as an office space. Fitted with laminate flooring, radiator and carpeted stairways. Doors leading to;

Lounge

5.89m x 3.86m (19'4" x 12'8"). Bright and airy lounge with laminate flooring, radiator and double glazed bay windows.

Kitchen/Diner

4.84m x 4.13m (15'11" x 13'7"). Installed in 2021, this stylish kitchen offers a mix of base units with sink, integrated cooker, cooker hood and induction hop. Space for American style fridge/freezer. Island with storage cupboards and drawers provides useful additional storage and worktop space. Laminate flooring, radiator and double glazed window.

Bathroom

3.67m x 2.28m (12' x 7'6"). Fitted in 2022 this bathroom comprises of a bath with overhead rainfall mixer shower, W.C., hand wash basin, double glazed window, tiled flooring, and radiator with heated towel rail. Also within the bathroom is a storage cupboard housing a washing machine and tumble dryer.

Second Floor Landing

Carpeted stairway and landing, radiator, double glazed windows and a storage cupboard housing gas combination boiler (installed in 2021). Doors leading to;

Bedroom One

4.84m x 4.14m (15'11" x 13'7"). Spacious double bedroom with fitted wardrobe, storage cupboard, carpeted flooring, radiator and double glazed window.

Bedroom Two

4.85m x 3.13m (15'11" x 10'3"). Another good sized double bedroom with carpeted flooring, radiator and double glazed window.

Bedroom Three

3.78m x 2.98m (12'5" x 9'9"). Double bedroom with carpeted flooring, radiator and double glazed window.

Top Floor W.C.

Low Level W.C., hand wash basin, laminate flooring.

Garden

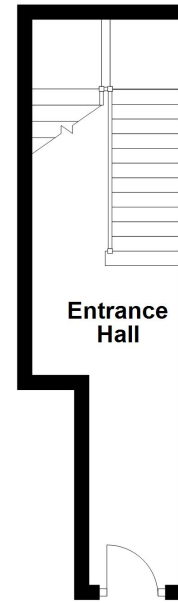
A low maintenance rear garden with plant beds and storage shed. Potential to move fencing to increase off road parking to accommodate up to 3 or 4 cars.

Area & Lease Information

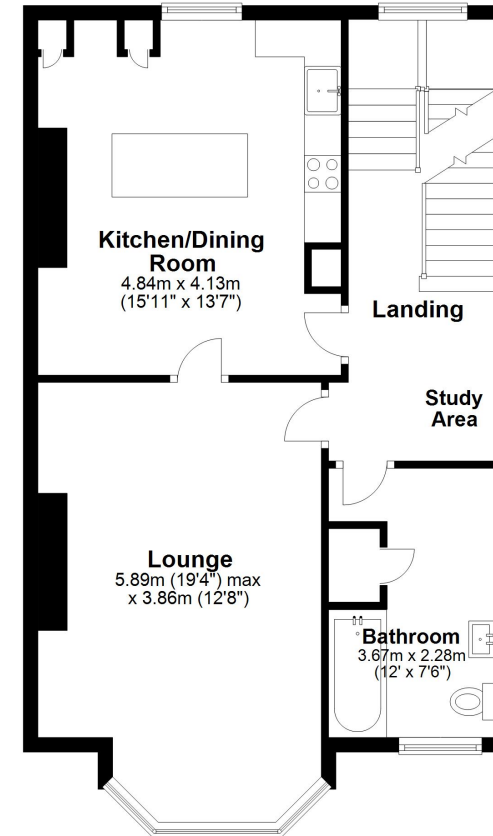
Godwyne Road boasts many of Dover's noted and imposing properties. Within sight of Dover Castle, the area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. There are a number of excellent primary and secondary schools within walking distance.

We have been informed that they property comes with a 50% share of freehold with approximately 120 years remaining on the lease. Service charges are paid for as and when required.

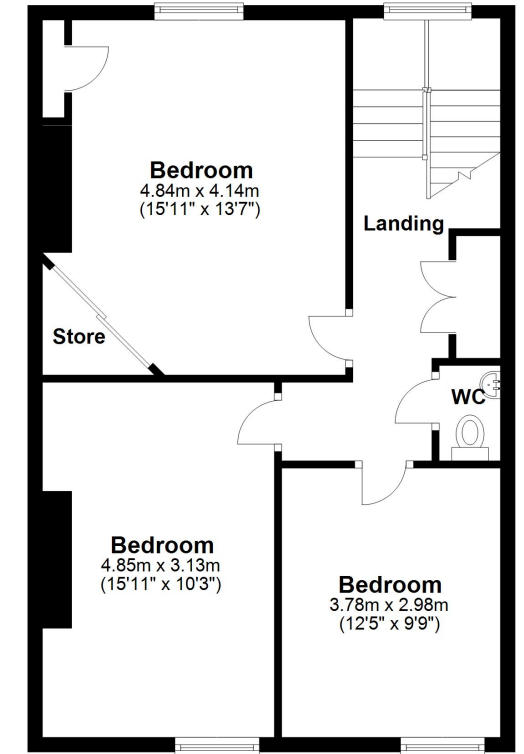
Ground Floor
Approx. 13.3 sq. metres (142.9 sq. feet)



First Floor
Approx. 62.3 sq. metres (670.2 sq. feet)



Second Floor
Approx. 61.2 sq. metres (659.2 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.

