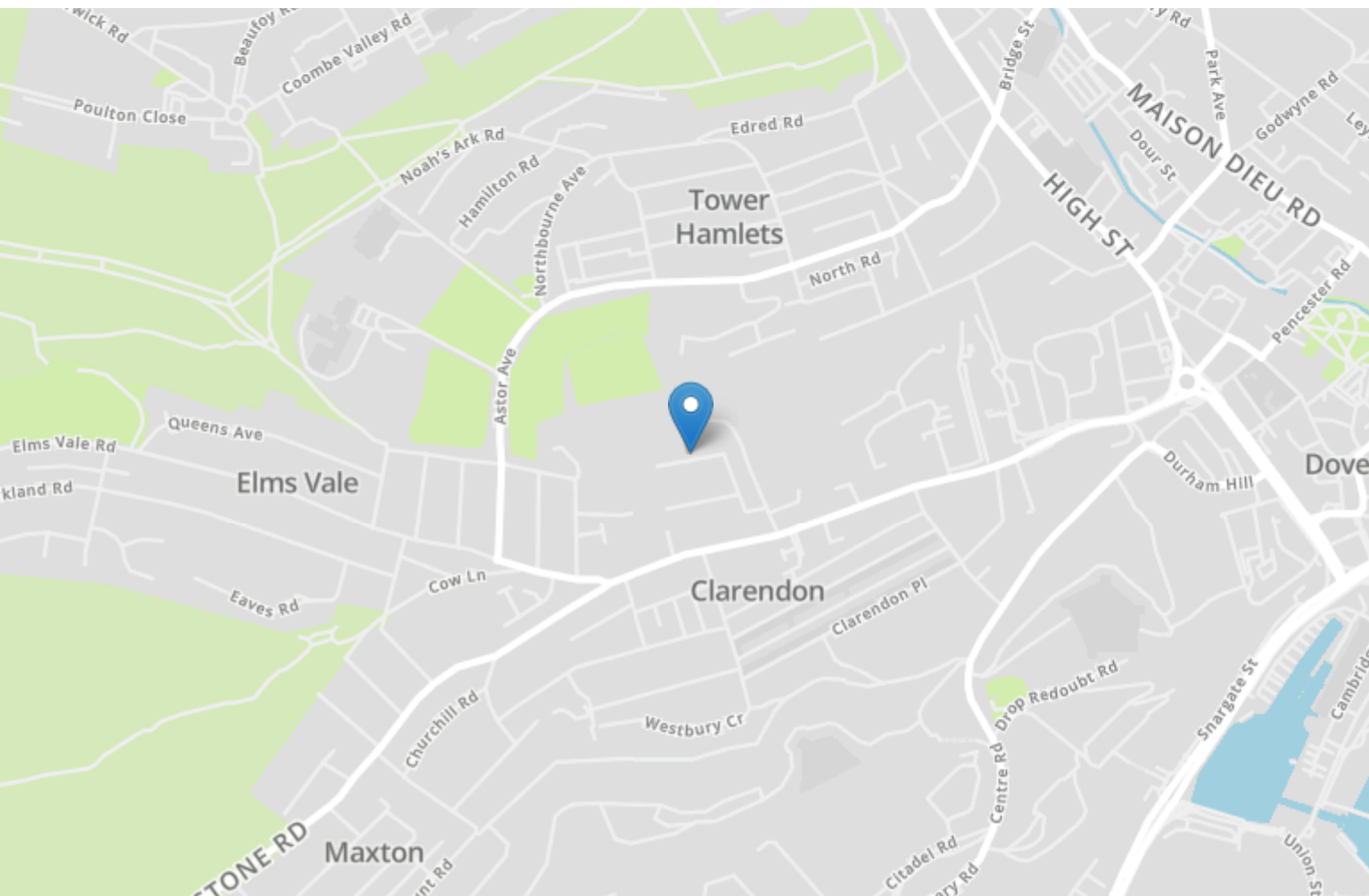


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



18 Winchelsea Terrace

Dover
CT17 9SX

£165,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Welcome to this charming two-bedroom terraced home, perfectly positioned in the quiet and ever-popular Winchelsea Terrace in Dover. Offering well-proportioned accommodation throughout, this delightful property is ideal for first-time buyers or buy-to-let investors looking for a convenient and comfortable home close to local amenities. The ground floor features an open plan lounge/dining room, providing versatile living and entertaining space, along with a well-appointed kitchen. Upstairs, you'll find two double bedrooms and a family bathroom, all arranged to maximise comfort and natural light. Outside, the property boasts a generous-sized rear garden - perfect for relaxing, hosting, or creating your own outdoor haven. Situated within walking distance of a number of schools, shops, and Dover Priory train station with its fast links to London, this home offers both practicality and excellent connectivity. For your chance to view call Burnap + Abel on 01304 279107.



Lounge/Dining Room

24' 6" x 13' 2" (7.47m x 4.01m)

Kitchen

9' 9" x 6' 9" (2.97m x 2.06m)

Bedroom One

13' 3" x 10' 9" (4.04m x 3.28m)

Bedroom Two

11' 5" x 9' 10" (3.48m x 3.00m)

Bathroom

9' 10" x 6' 9" (3.00m x 2.06m)

Garden

Area Information

This property is situated in a popular residential area of Dover only a short distance from the town centre and within walking distance of Dover Priory railway station with its fast link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A20/M20 to Ashford and London. There are a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School.

