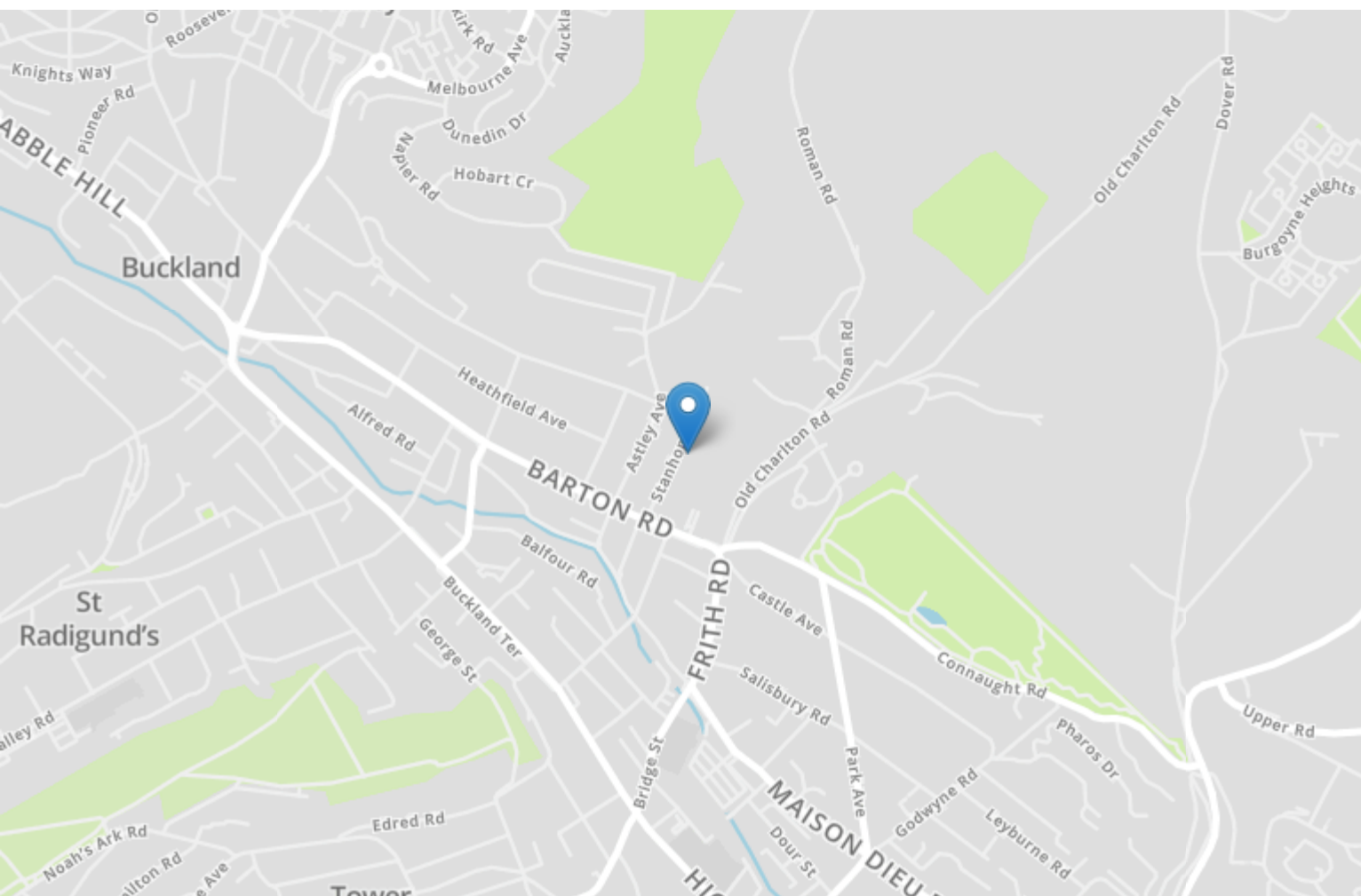


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



11 Stanhope Road

Dover
CT16 2PR

£210,000 FREEHOLD

Draft Details...Price Range £210,000 - £220,000 | Fantastic Two Bed Terraced House | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer to offer onto the market this fabulous two bedroom house located in the highly sought after Stanhope Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge with double glazed bay fronted windows, dining room, kitchen, two double bedrooms and a large bathroom. Additional benefits include a sunny rear garden, double glazing and gas central heating. Situated within a short walk of Dover Town Centre with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants. For your chance to view call sol agents Burnap + Abel on 01304 279107.



Entrance Hall

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

Lounge

10' 11" x 10' 5" (3.33m x 3.17m) Double glazed bay fronted windows, laminate floor and radiator.

Dining Room

11' 7" x 10' 11" (3.53m x 3.33m) Space for a table and chairs, radiators and double glazed doors to the garden.

Kitchen

12' 3" x 9' 3" (3.73m x 2.82m) A mix of wall and base units, space for fridge freezer, washing machine, dishwasher and Integrated oven/hob. Under stairs storage cupboard, double glazed window and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

14' 2" x 10' 7" (4.32m x 3.23m) Large double bedroom with double glazed bay fronted windows, laminate floor and radiator.

Bedroom Two

10' 11" x 9' 3" (3.33m x 2.82m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

10' 11" x 9' 3" (3.33m x 2.82m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail, cupboard with wall mounted boiler and frosted double glazed window.

Garden

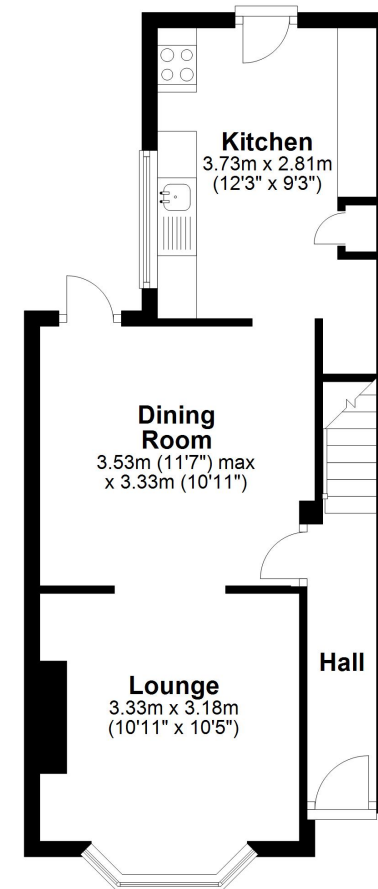
A sunny private rear garden with paved and lawn areas. Shed.

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.

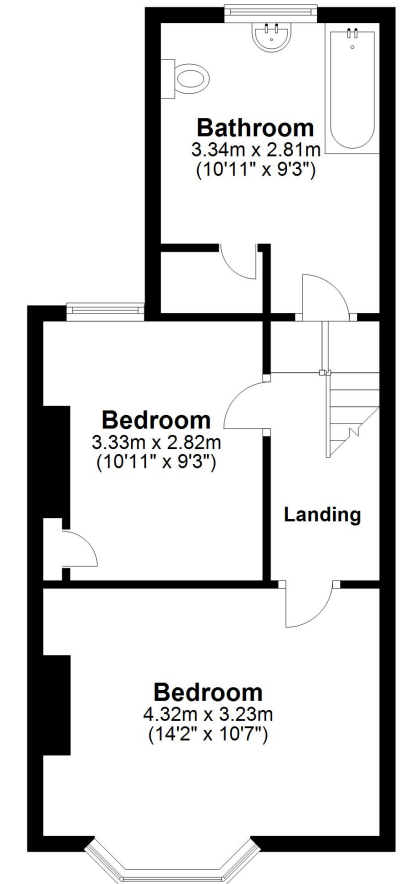
Ground Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 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.

