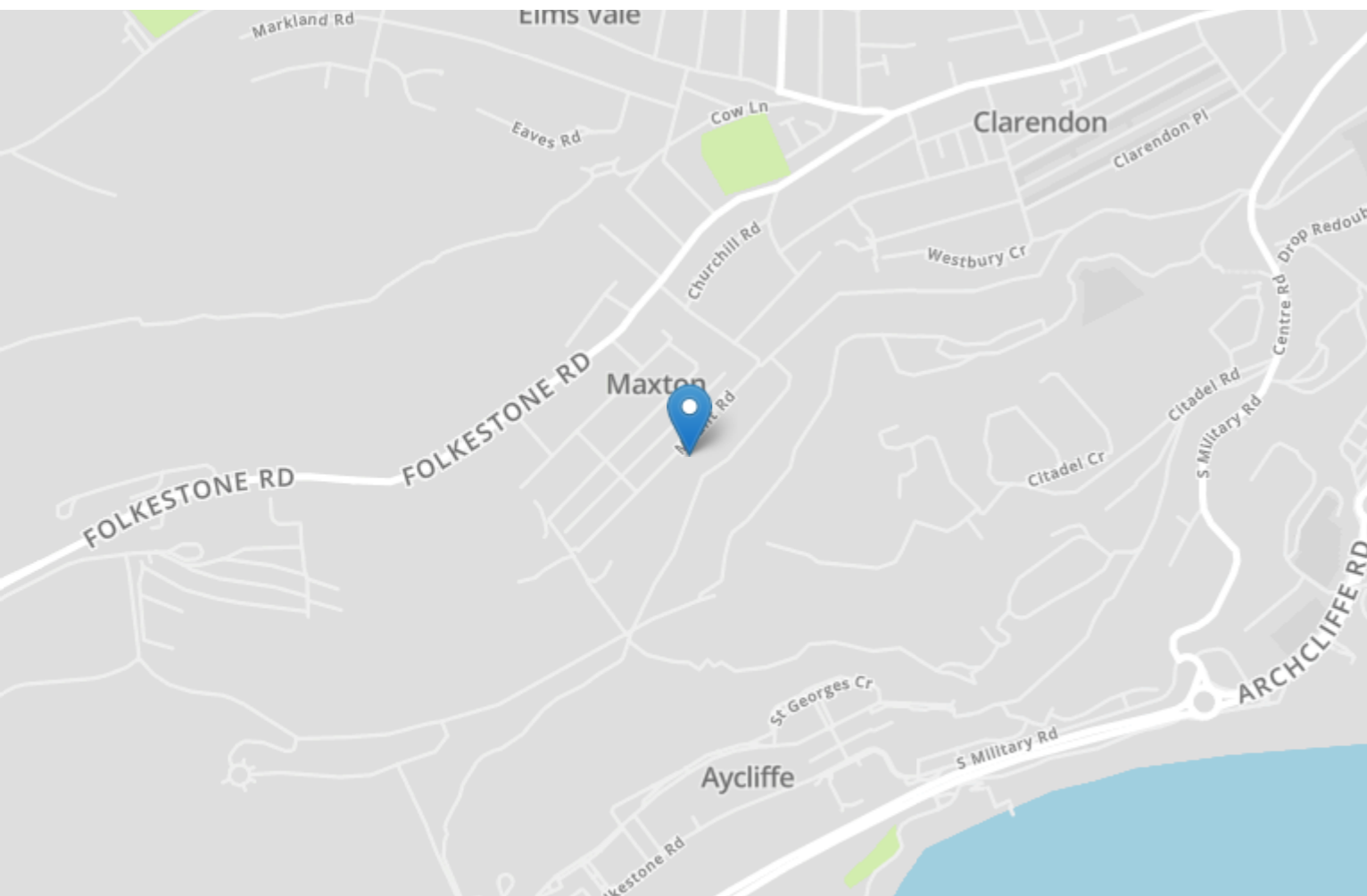


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



70 Mount Road

MAXTON, Dover
CT17 9LF

£290,000 FREEHOLD

Draft Details...Price Range £290,000 - £300,000 | Extended Three Bedroom Semi Detached House | Garage | Two Shower Rooms | Wonderful Views Over Dover | Burnap + Abel are delighted to offer onto the market this fabulous 3 bed semi detached house situated in the popular Mount Road, Maxton, Dover. The property has been extended creating fabulous extra living space making this an ideal property for a variety of buyers. The accommodation boasts a large lounge, extended dining room, kitchen, three good size bedrooms and two shower rooms. Additional benefits include a garage, side utility area, large rear garden, double glazing and gas central heating (boiler installed June 2022). Located in a popular area, this fantastic home is within easy reach of good schooling, the town centre and great transport links by road and train to Folkestone, Ashford and London. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, under stair cupboard, carpeted stairs to the first floor and doors leading to;

Lounge

25' 2" x 12' 11" (7.67m x 3.94m) A large light and airy lounge with carpeted floor, electric fire place, radiator and double glazed window offering lovely views over Dover.

Dining Room

11' 2" x 9' 6" (3.40m x 2.90m) Spacious dining room with carpeted floor, radiator, space for table and chairs, double glazed windows and doors leading to the garden.

Kitchen

12' 6" x 9' 1" (3.81m x 2.77m) A mix of wall and base units, space for washing machine, fridge, freezer, integrated oven/grill, gas hob, extractor fan and larder.

Utility Area

Space for fridge, tiled floor, access to front and rear of the property.

Shower Room

Electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, double glazed window, loft hatch, cupboard with wall mounted boiler (installed June 2022) and doors leading to;

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window with views over Dover.

Bedroom Two

12' 8" x 10' 8" (3.86m x 3.25m) Double bedroom with carpeted floor, radiator and double glazed windows.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m) A generous size third bedroom with carpeted floor, radiator and double glazed windows with views over Dover.

Shower Room

7' 10" x 5' 6" (2.39m x 1.68m) Modern shower room with a low level W.C., walk in shower with electric shower, wash hand basin, heated towel rail and a frosted double glazed window.

Garden

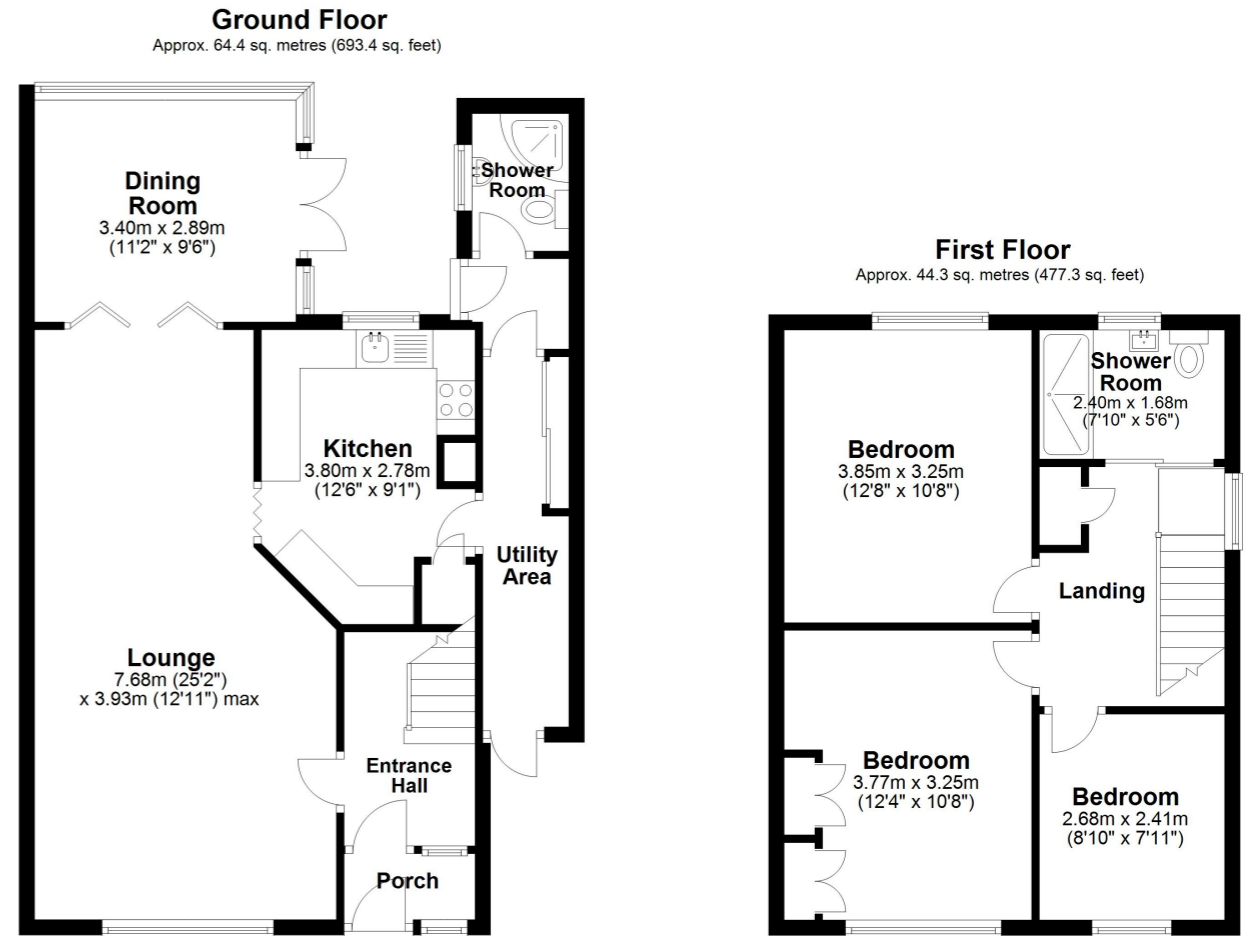
A spacious and sunny rear garden with paved seating rear, steps leading to lawn area and paved area at the rear. Ideal outside space to enjoy those Summer weekends relaxing with the family catching up with friends.

Garage

The property is being sold with a generous size garage.

Area Information

Mount Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity, meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.



Total area: approx. 108.8 sq. metres (1170.8 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.

