



Burnap + Abel
The Charlton Centre High St
Dover
CT16 1TT

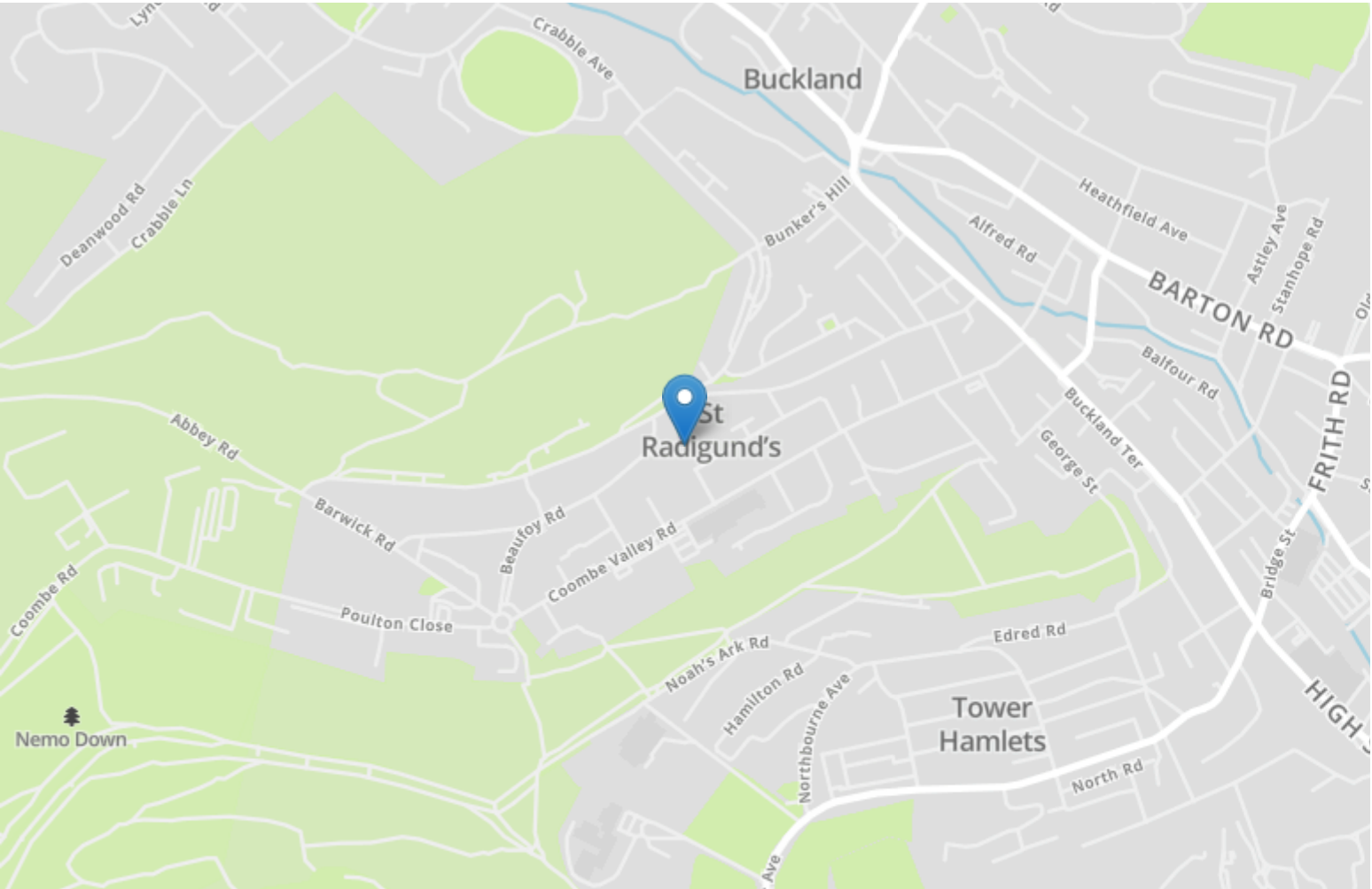
Email Dover@burnapandabel.co.uk
Phone 01304 279107
<https://www.burnapandabel.co.uk/>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



49 Primrose Road

Dover
CT17 0HY

£250,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £250,000 | Fantastic Three-Bedroom End-Terraced Home with Generous Parking & Sunny Garden | This fantastic three-bedroom end-terraced house offers the perfect combination of space, comfort, and convenience - making it ideal for first-time buyers and those with a growing family. Set in a popular residential location and within close proximity to schools, shops and local amenities, the property features off-road parking for two to three vehicles, a welcoming lounge with a cosy log burner, a spacious kitchen ideal for everyday living and entertaining and a family bathroom. Upstairs, there are three well-proportioned bedrooms. Outside, the large, sunny rear garden provides the perfect space for relaxing, gardening, or children's play. Additional benefits include double glazing and gas central heating for year-round comfort. This is a wonderful opportunity to own a well-presented home in a highly sought-after area - viewing is highly recommended. Please call Burnap + Abel on 01304 279107 to arrange access.



<https://www.burnapandabel.co.uk/>

Entrance Hall

Lounge

14' 2" x 11' 6" (4.32m x 3.51m)

Kitchen

12' 0" x 8' 11" (3.66m x 2.72m)

Bathroom

5' 4" x 5' 0" (1.63m x 1.52m)

Bedroom One

14' 3" x 9' 7" (4.34m x 2.92m)

Bedroom Two

10' 10" x 8' 4" (3.30m x 2.54m)

Bedroom Three

8' 9" x 7' 2" (2.67m x 2.18m)

Garden

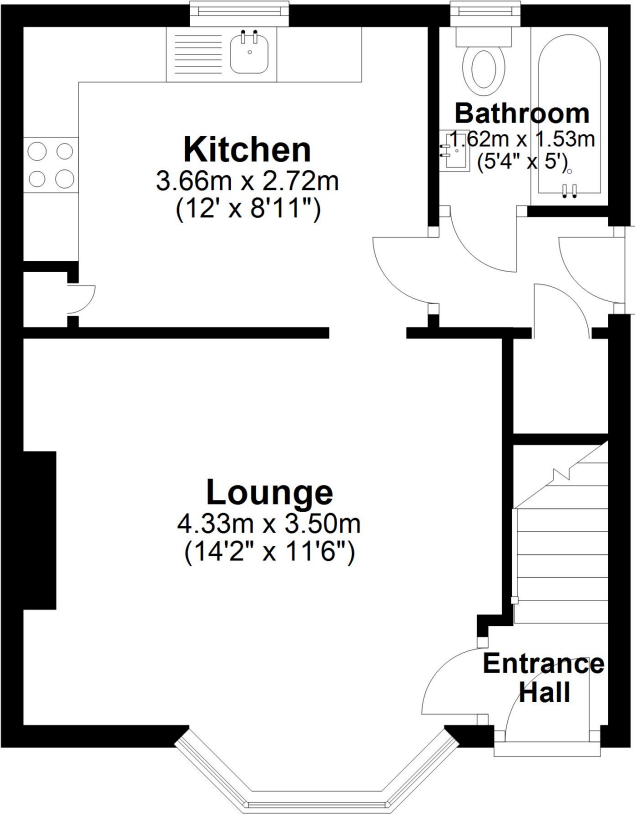
Off Street Parking

Off Street Parking For two/three cars.

Area Information

The immediate area offers access to local schools as well as Dover’s Buckland Hospital. The neighbouring area of Crabble is not far away with its sports complex ideal for all your sports fans. The town itself has superb grammar schools, high street, St James’s shopping complex, seafront and high speed rail link into St Pancras, London.

Ground Floor
Approx. 33.8 sq. metres (363.6 sq. feet)



First Floor
Approx. 32.1 sq. metres (345.3 sq. feet)

