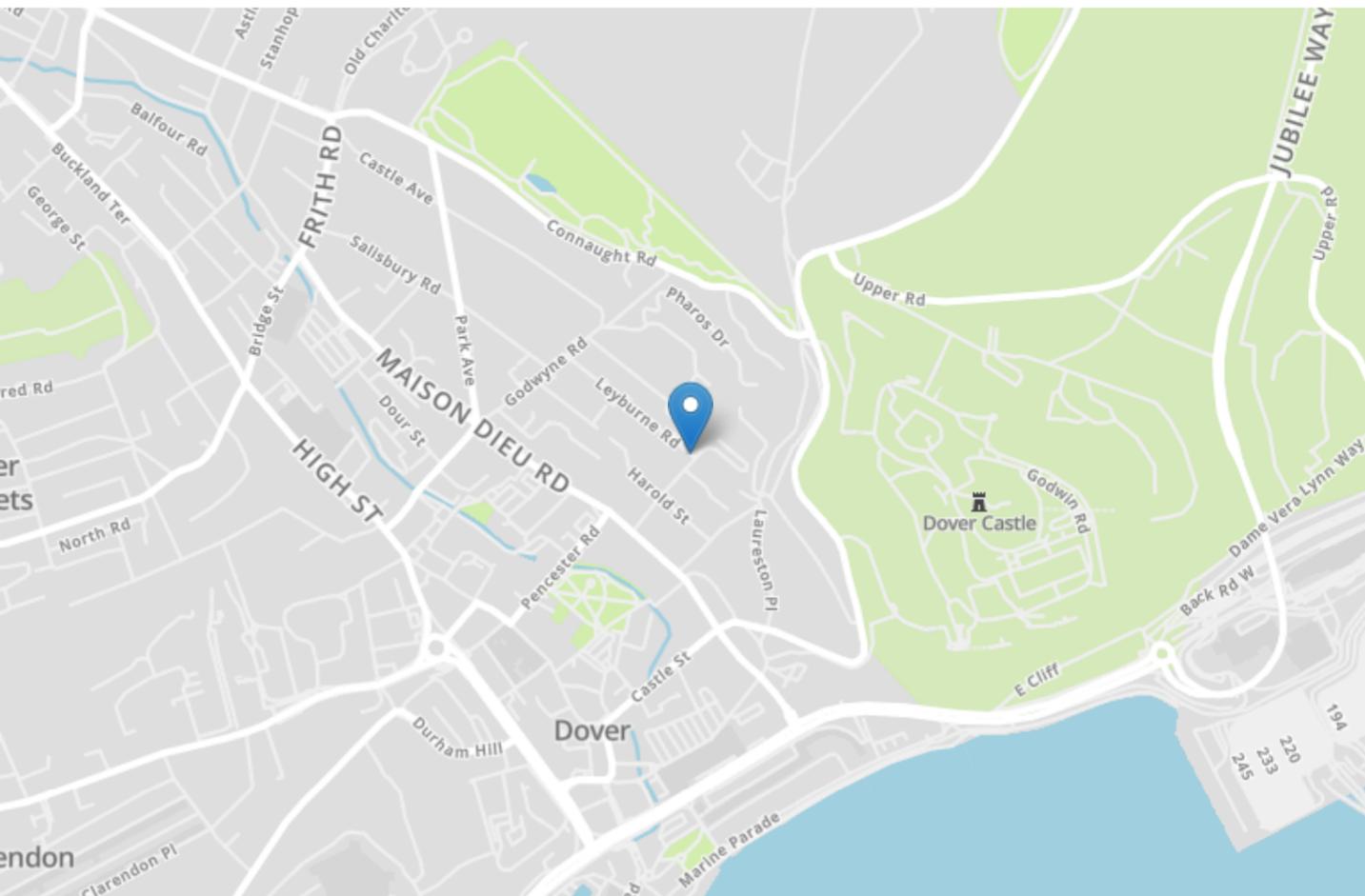


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	94
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



85 Leyburne Road

Dover
CT16 1SH

£325,000 FREEHOLD

DRAFT DETAILS...FOR SALE WITH BURNAP + ABEL... CHAIN FREE....Solar Panels...Welcome to this stunning four bedroom semi detached town house in the desirable area of Dover. This impressive property boasts off-road parking, perfect for multiple vehicles or guests. The ground floor has been cleverly converted into a separate living space, offering flexibility and endless possibilities for the new owner. The modern kitchen and breakfast room are sleek and stylish, providing the ideal setting for cooking up delicious meals and enjoying leisurely mornings with loved ones. The natural light floods through the windows, creating a bright and inviting atmosphere throughout the home. With spacious bedrooms, ample storage space, and a large rear garden, this house is truly a gem waiting to be discovered. Don't miss out on the opportunity to make this house your dream home in Dover! The property also benefits from installed Solar Panels that cover the cost of electric throughout the year bringing the EPC up to an impressive "A" Rating. For your chance to view call Burnap + Abel on 01304 279107 to organise a viewing.



Porch

Entrance Hall

Reception Room

19' 2" x 8' 3" (5.84m x 2.51m)

Bedroom

8' 9" x 8' 3" (2.67m x 2.51m)

Utility

6' 9" x 5' 10" (2.06m x 1.78m)

Shower Room

W.C.

Lounge/Dining Room

19' 2" x 12' 2" (5.84m x 3.71m)

Kitchen

15' 7" x 8' 9" (4.75m x 2.67m)

Bedroom

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom

12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom

8' 4" x 6' 4" (2.54m x 1.93m)

Bathroom

8' 10" x 6' 4" (2.69m x 1.93m)

Garden

Off Street Parking

Parking for 2 cars

Solar Panels

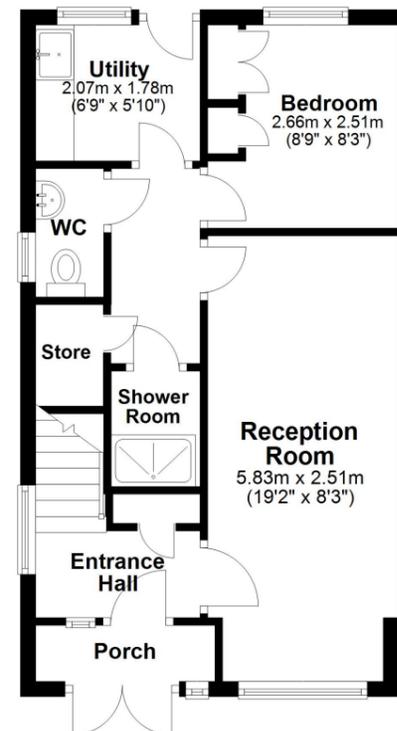
The property comes with Solar Panels that are fully owned (Not leased).

Area Information

This property is situated in an ideal location in the popular Castle Ward area of town. It is just a short walk into town with St James shopping area offering a range of shops and restaurants. Close by is the sea front and the main-line Priory railway station. From Priory you can catch the fast link train to London St Pancras. There are good access routes to the A2/M2 to Canterbury and London. Within the area is a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

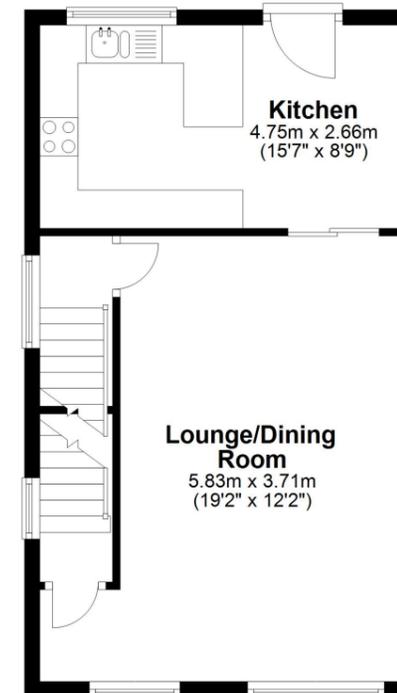
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



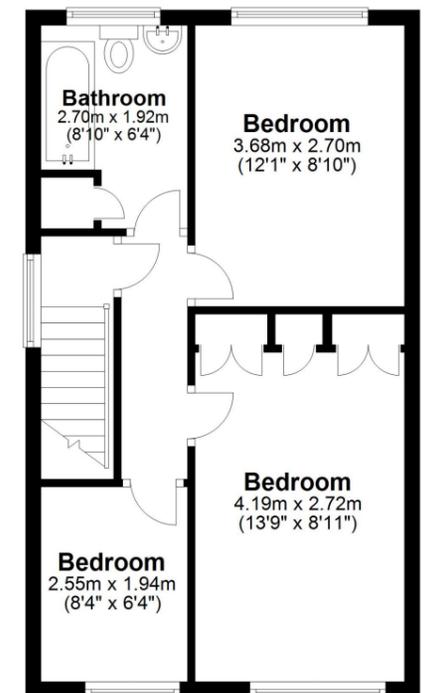
First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

