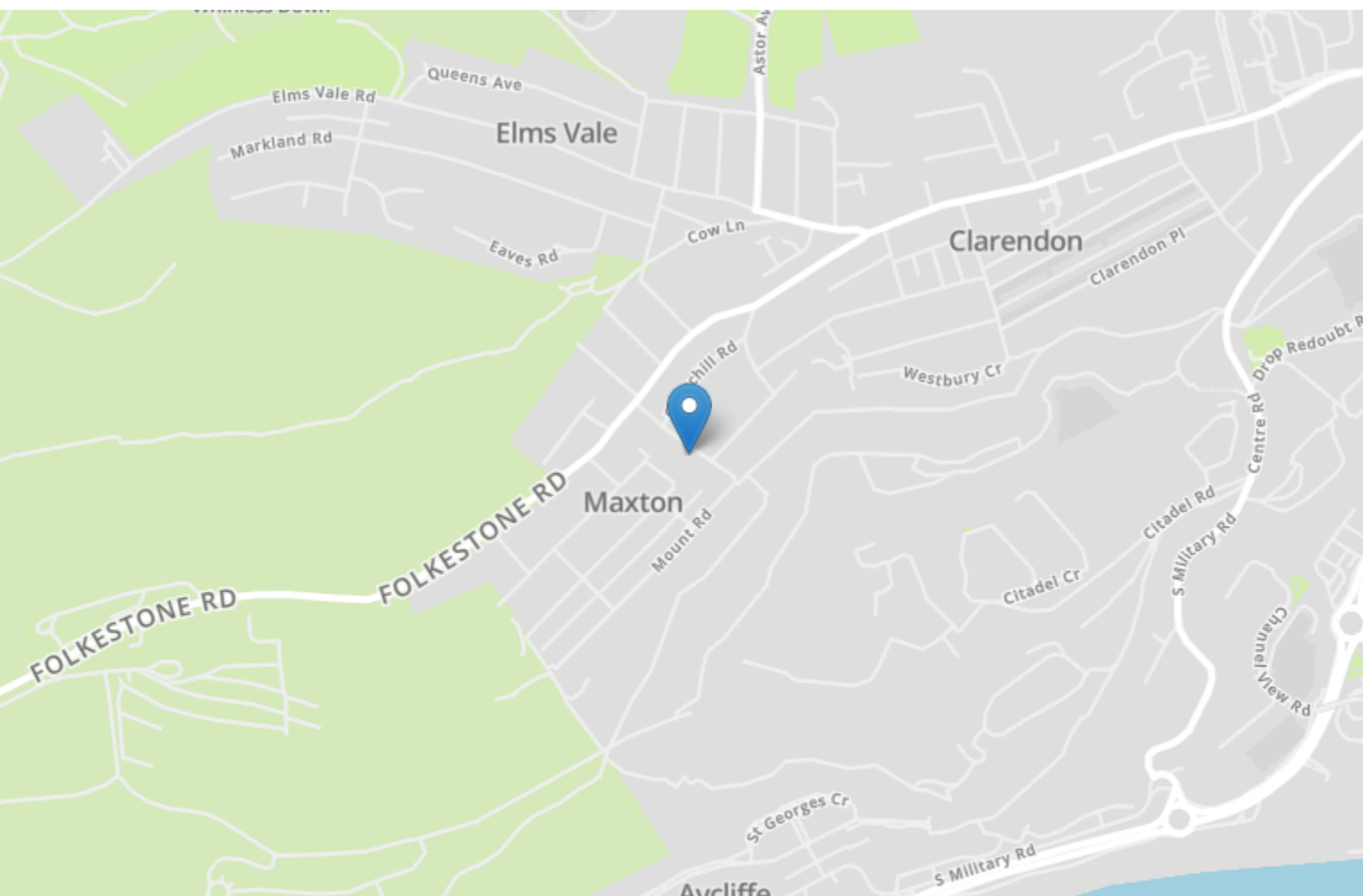


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 12 Maxton Road

MAXTON, Dover  
CT17 9JN

**£160,000 FREEHOLD**

Draft Details...FOR SALE SALE WITH BURNAP + ABEL | Offers Over £160,000 | Burnap + Abel are delighted to offer onto the market this two bedroom house located in the highly sought after Maxton Road, Maxton, Dover. The property is in need of modernisation making this the ideal property for those looking to put their own stamp on a property. The accommodation boasts a lounge, separate dining room, kitchen, two bedrooms, study and bathroom. Additional benefits include a large sunny rear garden, outside W.C. and NO ONWARD CHAIN. The property is situated in the popular Maxton area of town and only a short distance from the town centre. Dover main-line railway station with the fast link train to St Pancras in just over an hour is within walking distance. Close by is the St James retail development cinema, restaurants and shops including Next and M&S. Within the area, there is a good range of primary and secondary schools, together with the Dover Boys' Grammar School. Elms Vale recreation ground and the hills are close by. There are good access routes to the A20/M20. For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Lounge

11' 6" x 10' 1" (3.51m x 3.07m)

### Dining Room

11' 6" x 10' 7" (3.51m x 3.23m)

### Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)

### Bedroom One

12' 1" x 11' 7" (3.68m x 3.53m)

### Bedroom Two

11' 7" x 8' 4" (3.53m x 2.54m)

### Study

7' 5" x 7' 5" (2.26m x 2.26m)

### Bathroom

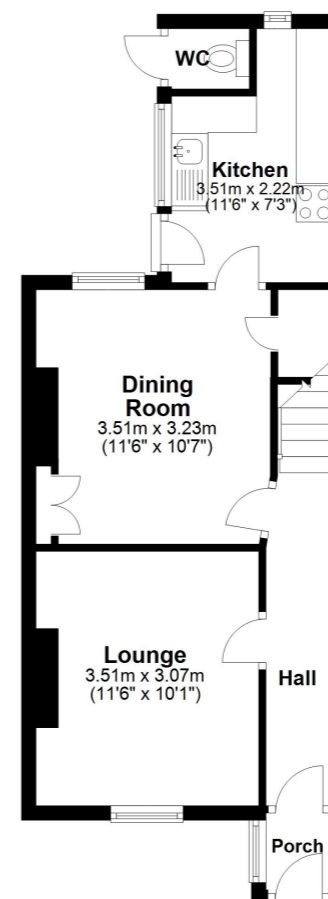
### Garden

Large sunny rear garden.

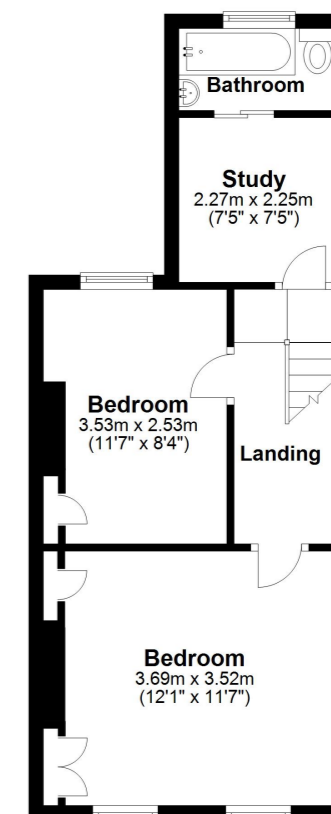
### Area Information

This home is located in a highly sought-after area, with excellent access to local amenities, schools, and transport links. Its well-thought-out layout and appealing features make it a must-see for potential buyers. Additionally, the property is offered with no onward chain, making it a particularly attractive option for those eager to move quickly.

**Ground Floor**  
Approx. 38.2 sq. metres (410.9 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.2 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.

