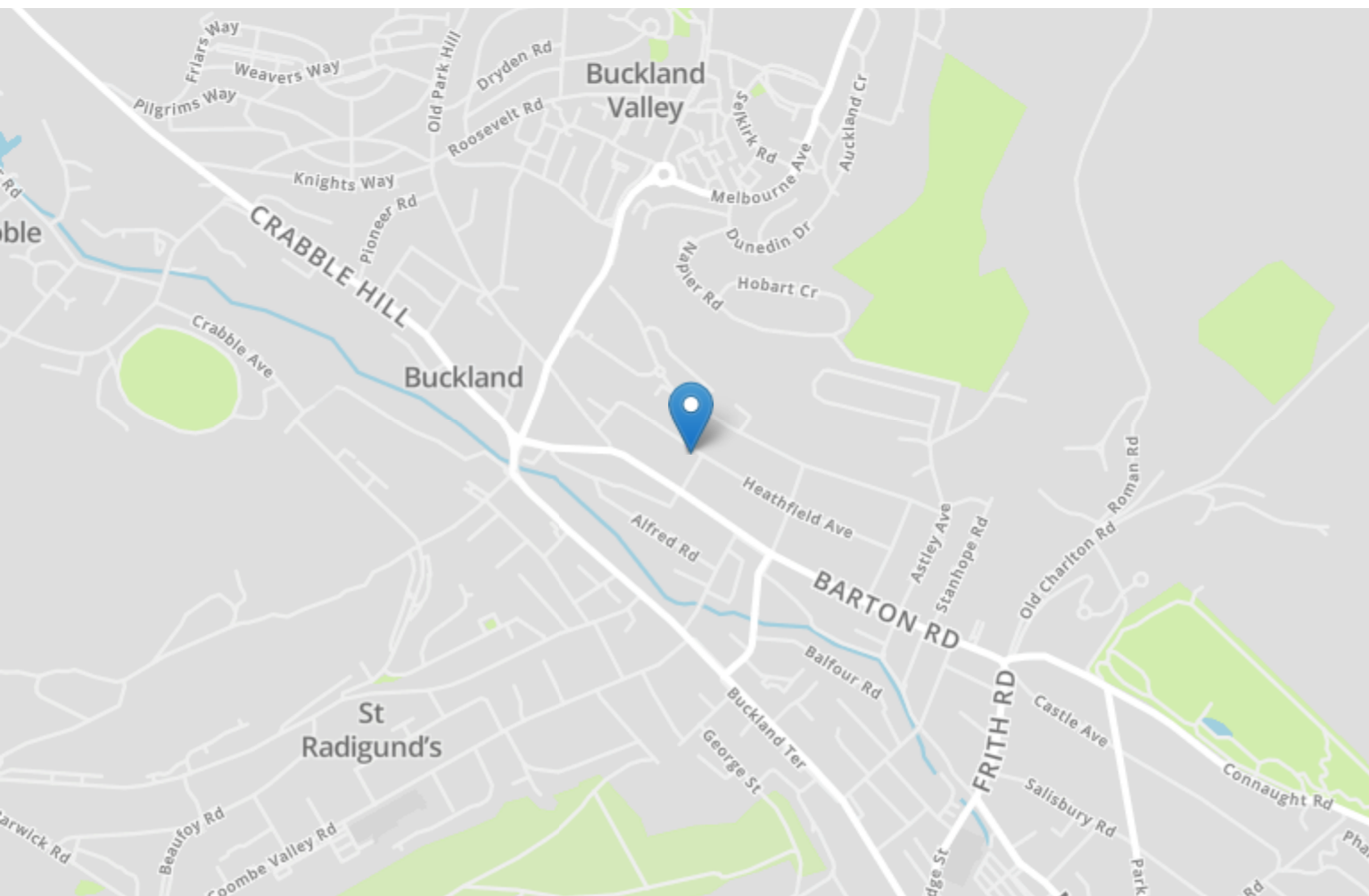


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



163 Heathfield Avenue

Dover
CT16 2PD

£190,000 FREEHOLD

Draft Details...Price Range £190,000 - £200,000 | Chain Free | In Need Of Modernisation | Versatile Accommodation | Sunny Rear Garden | Burnap + Abel are delighted to offer onto the market versatile home located in the popular Heathfield Ave, Dover. The property is in need of refurbishment making this the ideal home for buyers looking to put their own stamp on a property. The accommodation boasts a lounge/dining room, office, two bathrooms, kitchen, two bedrooms and a loft room. Additional benefits include a sunny rear garden, gas central heating and NO ONWARD CHAIN. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view, call sole agent Burnap + Abel now on 01304 279107.



Lounge/Dining Room

21' 1" x 9' 3" (6.43m x 2.82m)

Study

6' 2" x 4' 9" (1.88m x 1.45m)

Bedroom

12' 5" x 12' 5" (3.78m x 3.78m)

Reception Room

12' 6" x 10' 6" (3.81m x 3.20m)

Utility

6' 9" x 6' 3" (2.06m x 1.91m)

Shower Room

Bedroom

12' 7" x 10' 5" (3.84m x 3.17m)

Kitchen

12' 6" x 7' 2" (3.81m x 2.18m)

Shower Room

Loft Room

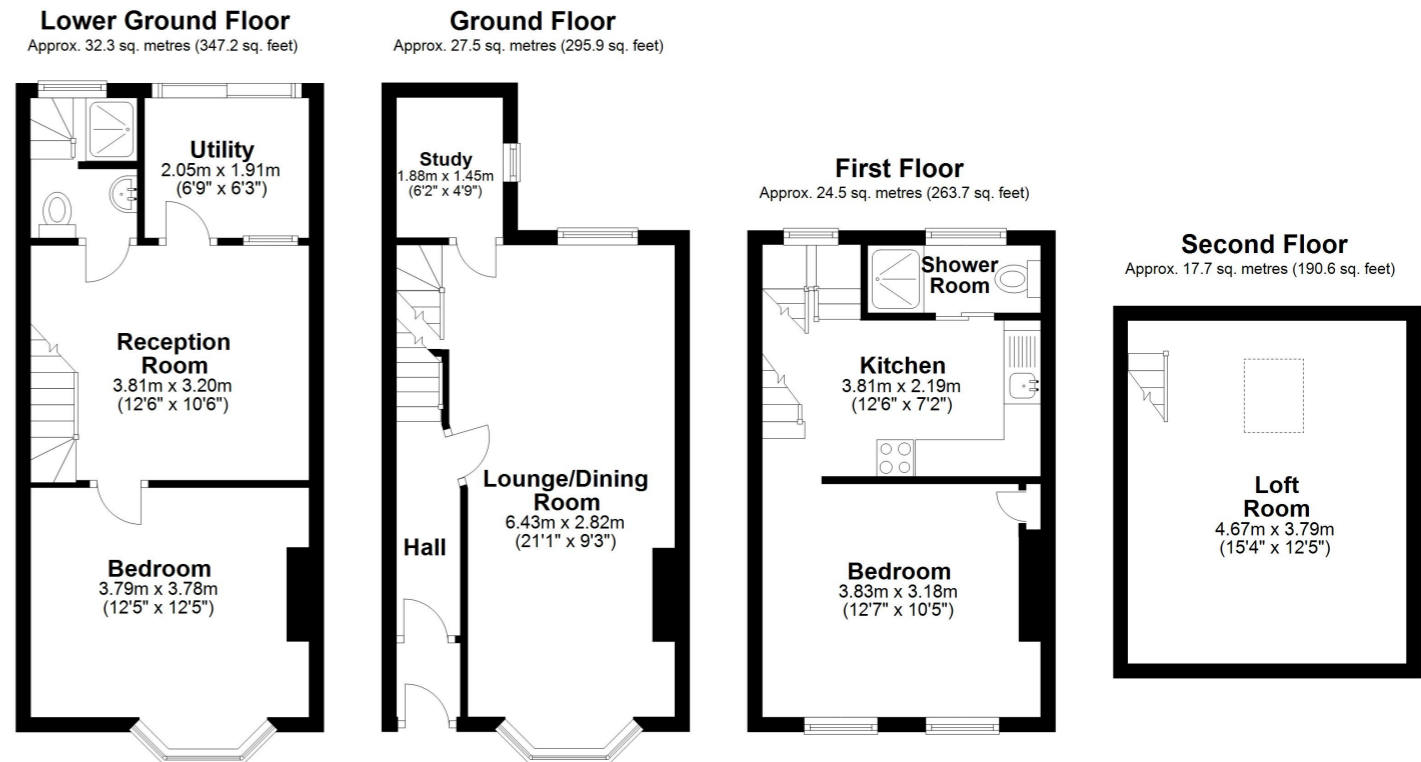
15' 4" x 12' 5" (4.67m x 3.78m)

Garden

Generous size sunny rear garden.

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.



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.

