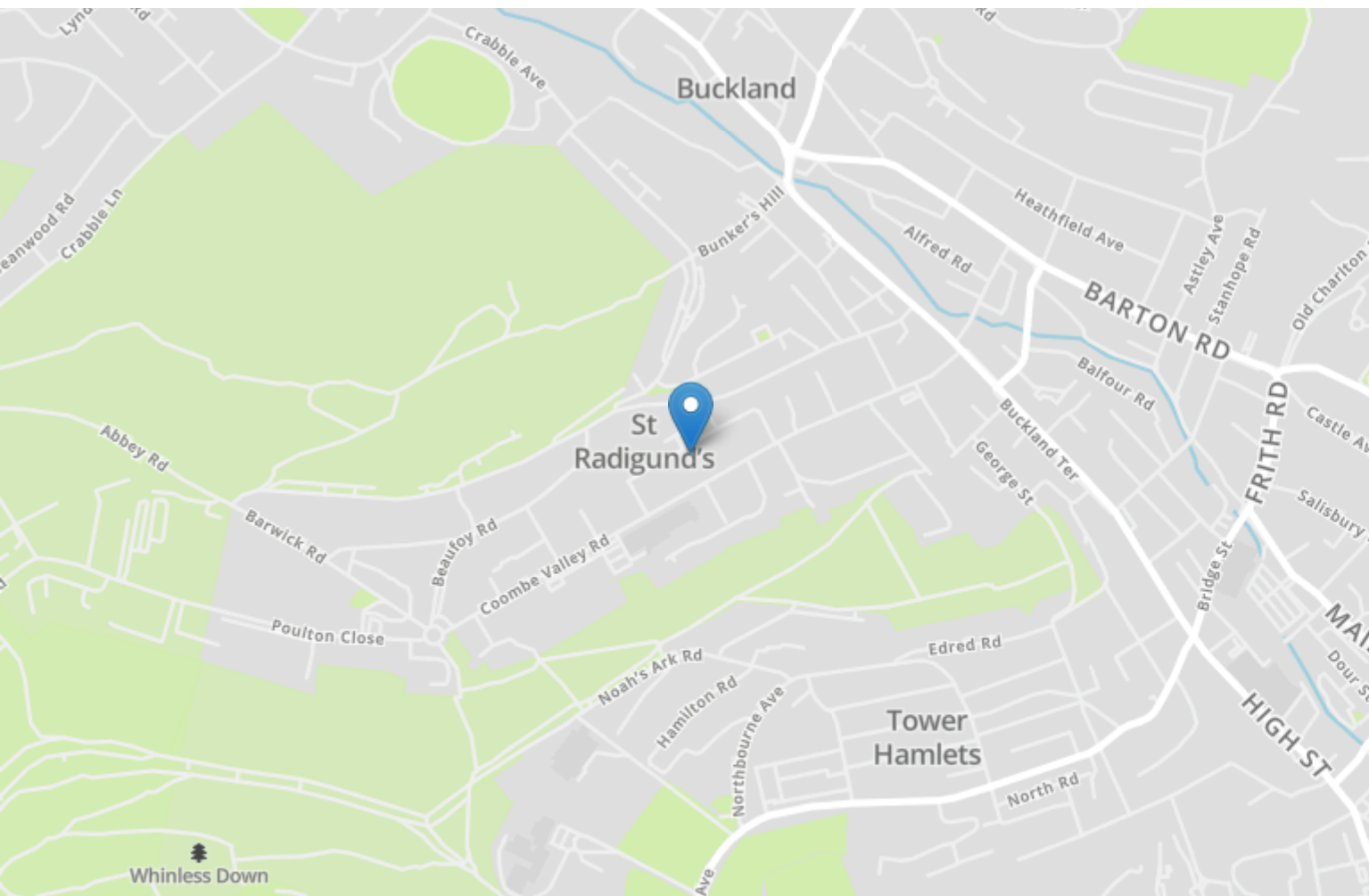


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



22 Primrose Road

Dover
CT17 0JA

£170,000 FREEHOLD

FOR SALE WITH BURNAP + ABEL... Welcome to your charming new home on Primrose Road in Dover! This recently renovated 2-bedroom terraced house is the perfect opportunity for first-time buyers or buy-to-let investors. Boasting a spacious lounge/diner, well-equipped kitchen, and modern shower room, this property has everything you need for comfortable living. Step outside to your private rear garden, perfect for relaxing or entertaining guests. With no chain and vacant possession, this property is ready and waiting for you to make it your own. Don't miss out on this fantastic opportunity - schedule a viewing today and start picturing yourself living in this delightful home on Primrose Road!



Lounge

14' 1" x 9' 1" (4.29m x 2.77m)

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

Shower Room

6' 7" x 5' 1" (2.01m x 1.55m)

Bedroom One

9' 11" x 9' 0" (3.02m x 2.74m)

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

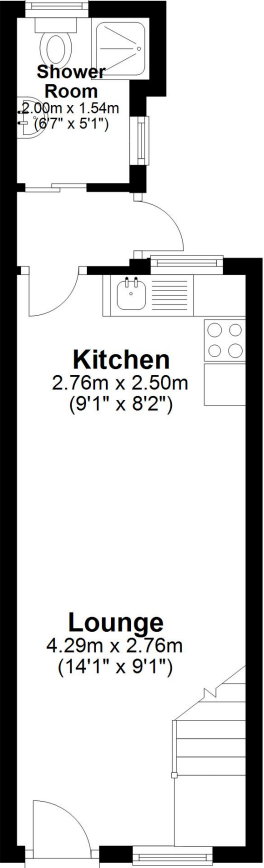
Garden

Area Information

Situated within walking distance of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

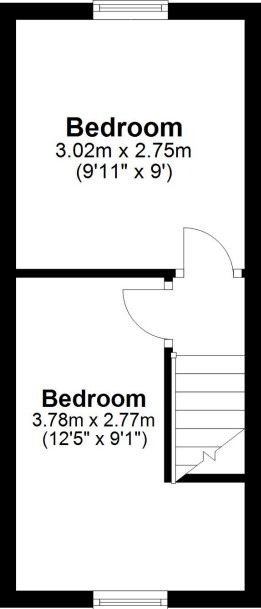
Ground Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



First Floor

Approx. 19.5 sq. metres (210.2 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.

