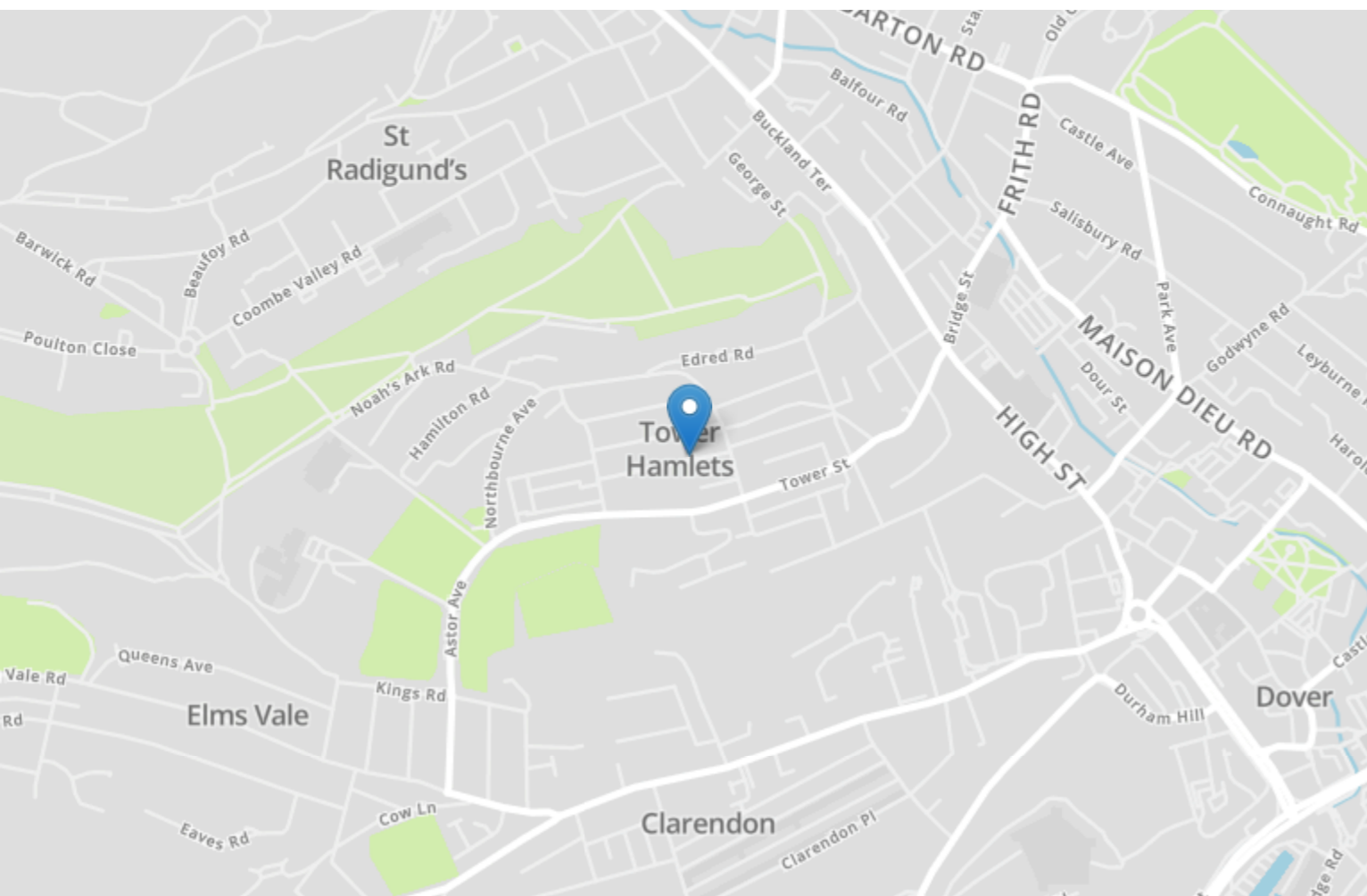


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

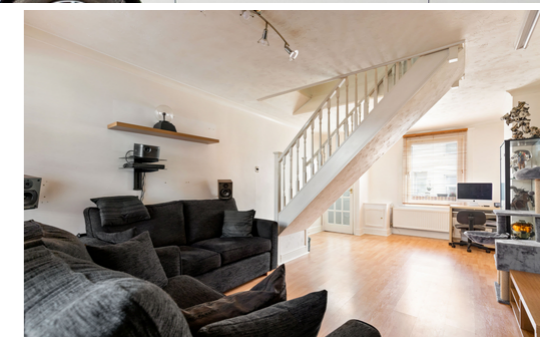


## 24 Wyndham Road

Dover  
CT17 0BH

**£179,995 FREEHOLD**

Draft Details...Fantastic Two Bedroom House | Ideal For First Time Buyers Or Buy To Let Investors | New Roof (Approximately 2019) | Double Glazing & Gas Central Heating (Boiler Annually Serviced) | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom terraced house located in the conveniently place Wyndham Road, Dover. The property is in good condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include a low maintenance rear garden, double glazing and gas central heating (boiler annually serviced). The property is situated in the popular Tower Hamlets 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. Within the area, there are a good range of primary and secondary schools including the Dover Boys and Girls Grammar Schools. There are good access routes to the A20/M20 and A2/M2. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Porch

## Lounge/Dining Room

21' 0" x 12' 2" (6.40m x 3.71m) Laminate floor, radiator and double glazed window. The dining area has laminate floor, radiator and double glazed window.

## Kitchen

9' 1" x 6' 2" (2.77m x 1.88m) A mix of wall and base units, space for fridge freezer and washing machine. Integrated oven/hob, wall mounted boiler (annually serviced), double glazed window and double glazed door to the garden.

## Bedroom One

12' 2" x 8' 8" (3.71m x 2.64m) Double bedroom with carpeted floor, over stair cupboard space, radiator and double glazed window.

## Bedroom Two

8' 11" x 7' 5" (2.72m x 2.26m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

9' 2" x 6' 2" (2.79m x 1.88m) Bath, low level W.C., wash hand basin, radiator, airing cupboard and frosted double glazed window.

## Garden

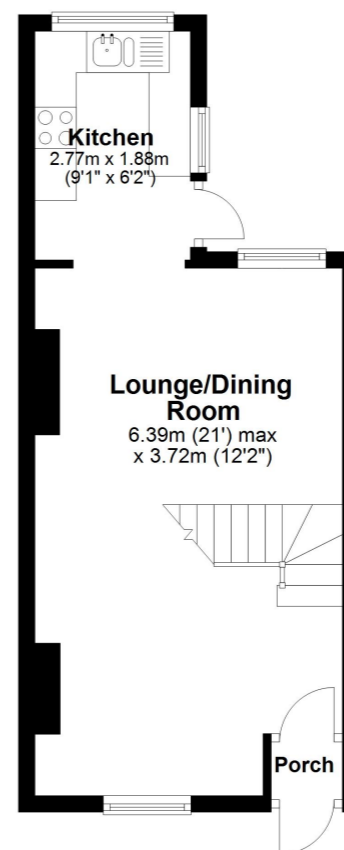
A low maintenance rear garden. Shed.

## Area Information

Situated close to Dover Town Centre 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 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.

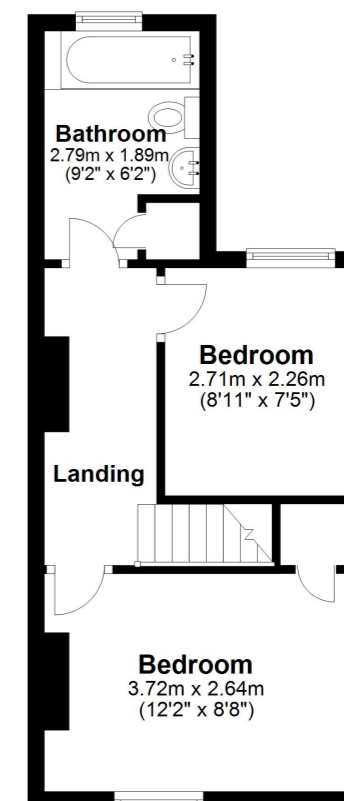
## Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 56.9 sq. metres (612.5 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.

