
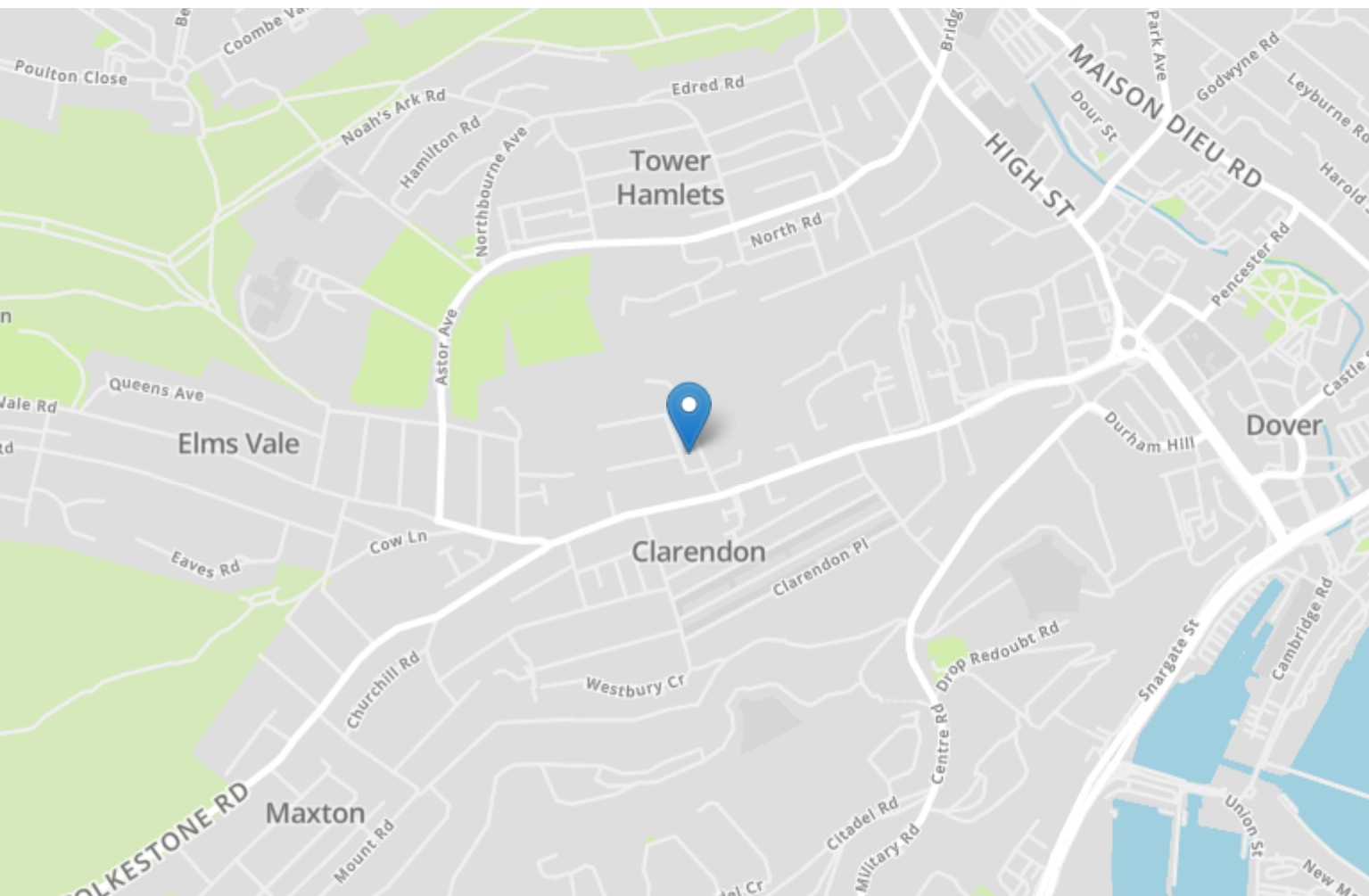


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Winchelsea Road

Dover
CT17 9SR

£150,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this two bedroom house located in the conveniently placed Winchelsea Road, Dover. The property is in need of refurbishment and the accommodation boasts a lounge, kitchen, two double bedrooms and bathroom. Additional benefits include a garden, double glazing, gas central heating and NO ONWARD CHAIN. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

11' 9" x 10' 1" (3.58m x 3.07m)

Kitchen

11' 8" x 9' 11" (3.56m x 3.02m)

Bathroom

5' 4" x 5' 4" (1.63m x 1.63m)

Bedroom One

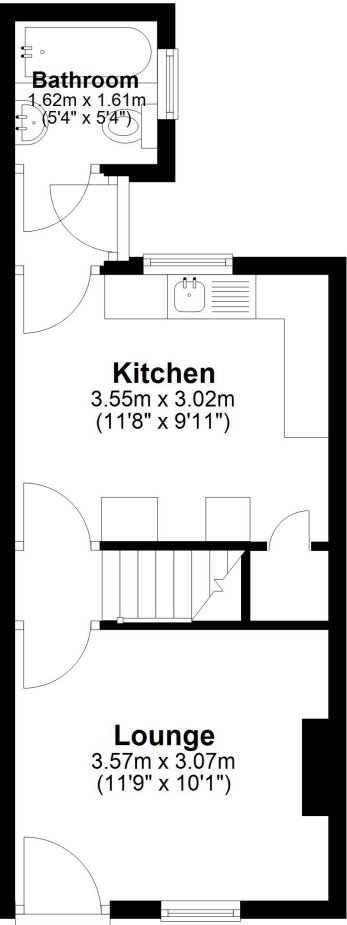
11' 8" x 9' 11" (3.56m x 3.02m)

Bedroom Two

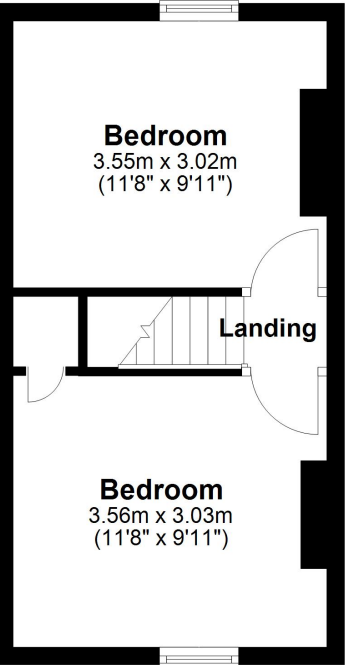
11' 8" x 9' 11" (3.56m x 3.02m)

Garden

Ground Floor
Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor
Approx. 25.2 sq. metres (270.9 sq. feet)



Total area: approx. 54.3 sq. metres (584.2 sq. feet)

