
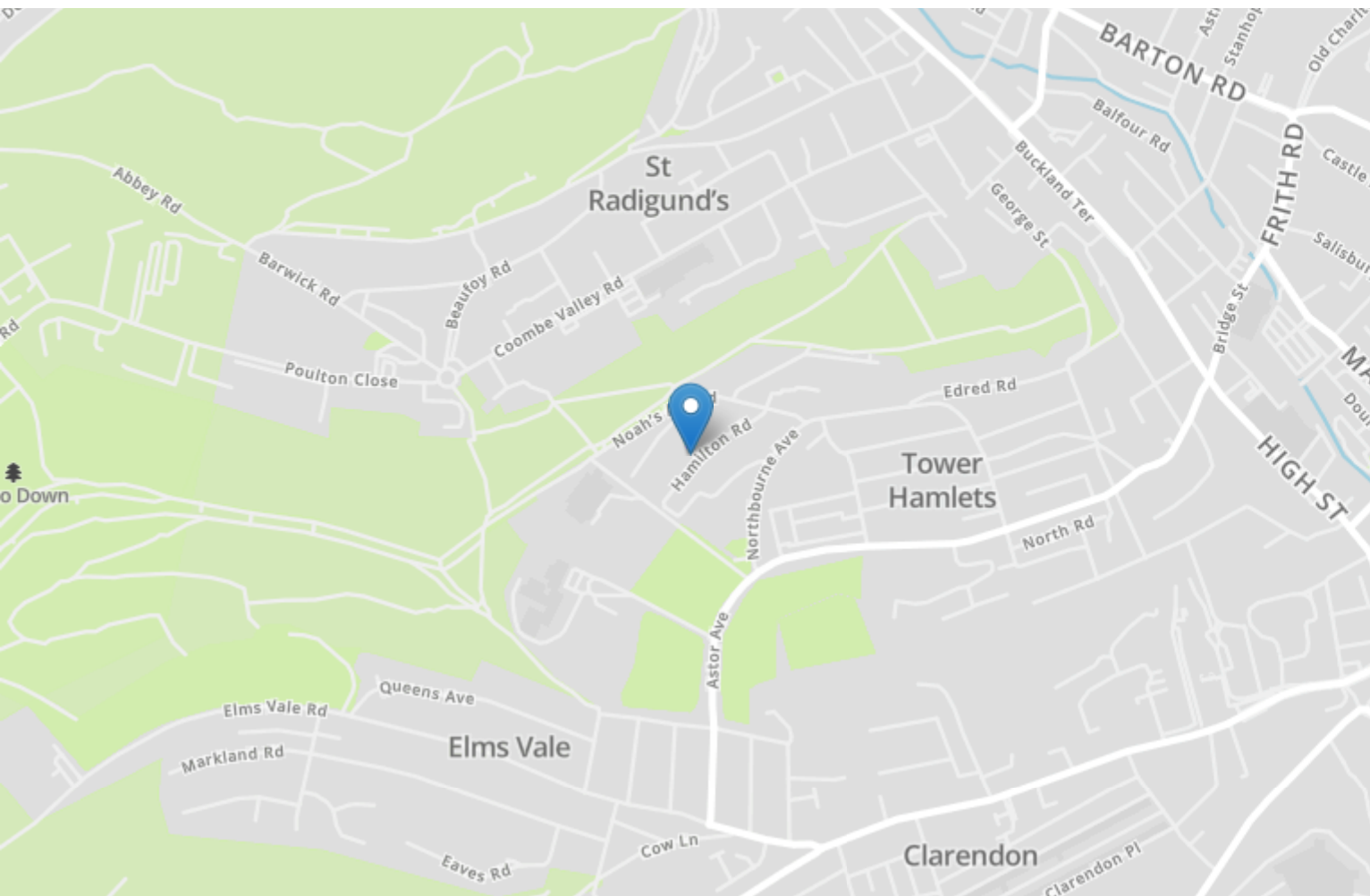


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales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



## 52 Hamilton Road

Dover  
CT17 0DA

**£175,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offers Over £175,000... Burnap + Abel are delighted to offer onto the market this three bedroom house located in the popular Hamilton, Dover. The property is in need of modernisation making this an ideal purchase for those looking put their own stamp on a property and the accommodation boasts a lounge, kitchen, three bedrooms, shower room and separate W.C. Additional benefits include a private rear garden, gas central heating and NO ONWARD CHAIN. The property is situated in a popular residential area of town and is 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.





Entrance Hall

Lounge

15' 0" x 10' 5" (4.57m x 3.17m)

Kitchen

17' 8" x 10' 5" (5.38m x 3.17m)

Shower Room

W.C.

Bedroom One

15' 1" x 10' 7" (4.60m x 3.23m)

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)

Bedroom Three

7' 10" x 7' 6" (2.39m x 2.29m)

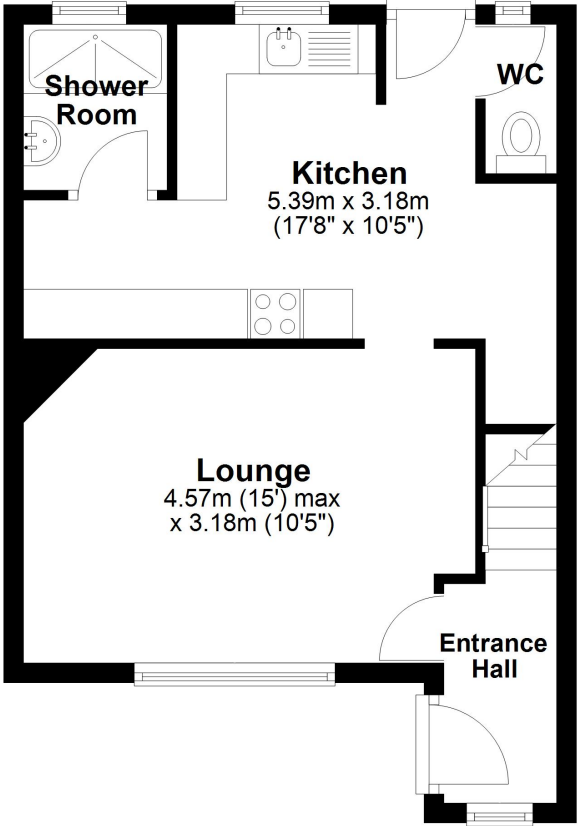
Garden

Area Information

Located in the historic town of Dover and situated in a popular residential area close to several schools and within easy reach of the town's transport links and amenities. Ferry services to France operate from the Port of Dover, the town also offering excellent road transport links via the A2 and A20, connecting the town with Canterbury and London. Fast link train services run from Dover Priory to London St Pancras International stations and Ramsgate.

Ground Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)

