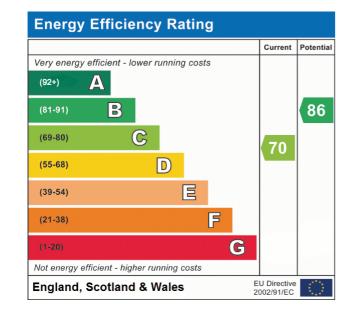


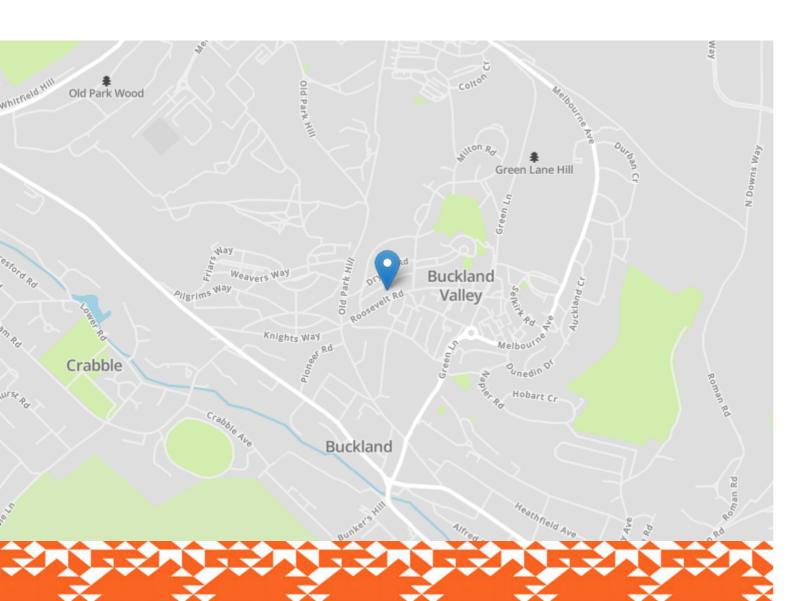
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# 8 Roosevelt Road

Dover CT16 2BT

# £240,000 FREEHOLD

Draft Details...FOR SALE THROUYGH BURNAP + ABEL...CHAIN FREE | This fantastic three-bedroom terraced house offers spacious and versatile living in a convenient location - perfect for families, first-time buyers, or investors. The property benefits from off-road parking to the rear for two cars, a rare and valuable feature in the area. Inside, the home boasts double glazing, gas central heating and is offered chain-free, making for a smooth and hassle-free purchase. The layout includes a welcoming lounge, a separate dining room, a functional kitchen, downstairs W.C., family bathroom and an en suite, providing flexibility and comfort for everyday living. Set within walking distance or close proximity to a range of local schools and shops, the location is ideal for those seeking both convenience and community. Well-maintained and ready to move into, this property is a must-see. For your chance to view call Burnap + Abel on 01304 279107.





#### **Entrance Hall**

#### Lounge

14'0" x 11'7" (4.27m x 3.53m)

# **Dining Room**

13' 4" x 10' 7" (4.06m x 3.23m)

#### Kitchen

14'0" x 8'6" (4.27m x 2.59m)

# **Sun Room**

7' 9" x 5' 7" (2.36m x 1.70m)

/ 9 X

#### **Bedroom One**

13'7" x 10'2" (4.14m x 3.10m)

# En suite

#### **Bedroom Two**

10' 11" x 10' 4" (3.33m x 3.15m)

#### **Bedroom Three**

9' 4" x 8' 7" (2.84m x 2.62m)

#### Bathroom

7'9" x 5'3" (2.36m x 1.60m)

# Garden

# **Parking**

Off street parking for two cars at the rear.

# **Area Information**

The coastal town of Dover offers a range of 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 close to a nearby bus stop providing services to Dover Town Centre and Canterbury City Centre. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of high street shops, restaurants and nightlife. Dover Priory and Kearsney railway stations offer excellent connections to the capital including the high speed link to London St Pancras.

#### **Ground Floor** Approx. 54.3 sq. metres (584.9 sq. feet)

