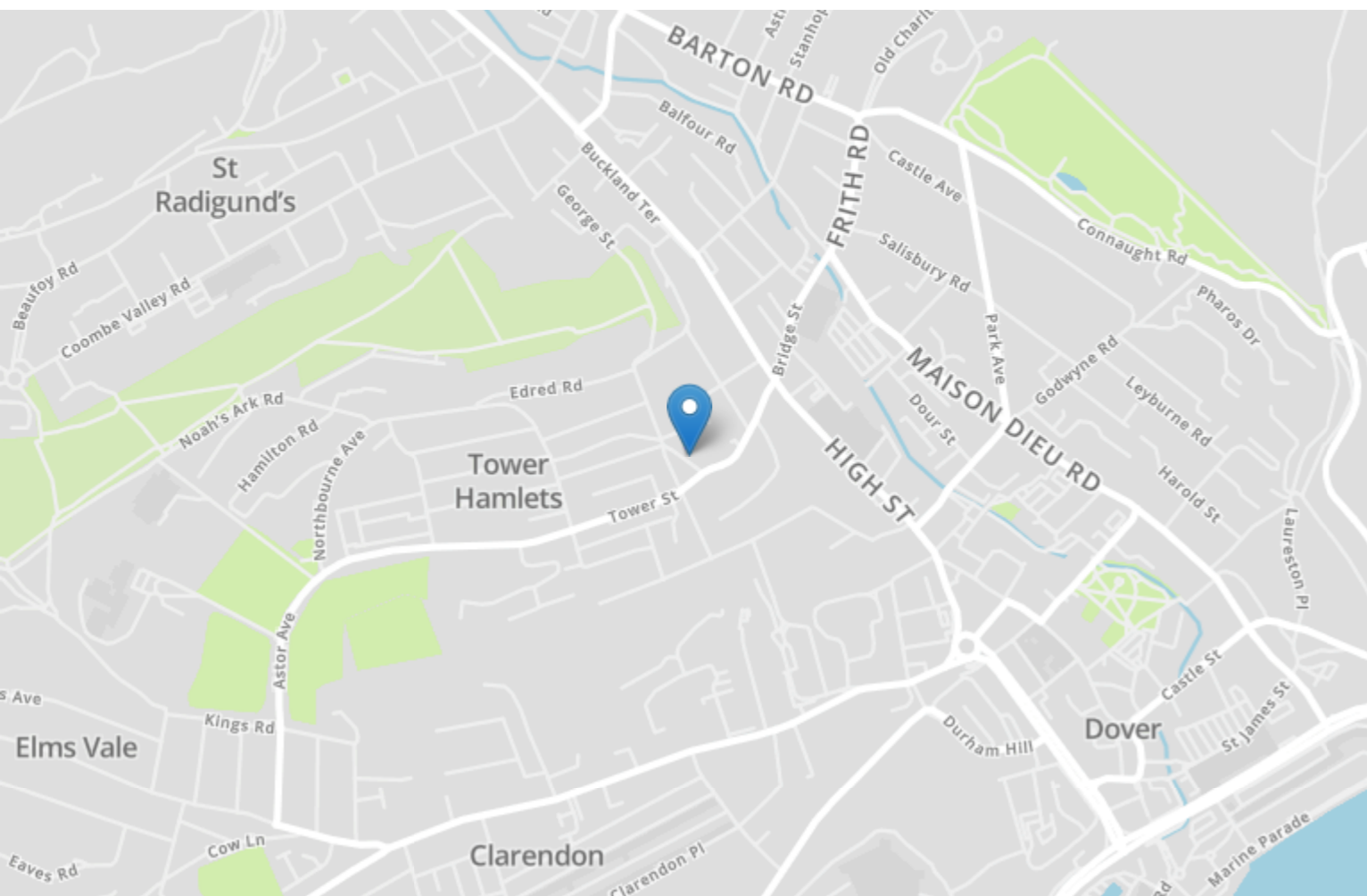


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



6 East Street

Dover
CT17 0DS

£165,000 FREEHOLD

Draft Details...Chain Free | Price Range £165,000 - £175,000 | Two Bedroom House | Garden | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom house located in the conveniently placed East Street, Dover. The property would be ideal for first time buyers and buy to let investors. The accommodation boasts a lounge, dining area, kitchen, two double bedrooms and bathroom. Additional benefits include a courtyard garden, double glazing, gas central heating and NO ONWARD CHAIN. The property is situated in a popular residential location of Dover close to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Lounge / Dining Room

21' 7" x 12' 3" (6.58m x 3.73m) The lounge area has laminate flooring, two radiators and a double glazed window. The dining area has space for a table and chairs, laminate flooring, radiator and double glazed window.

Kitchen

7' 11" x 6' 10" (2.41m x 2.08m) A mix of wall and base units, space for cooker, fridge freezer and washing machine. Double glazed window and door to the garden.

Bedroom One

12' 4" x 9' 06" (3.76m x 2.90m) Double bedroom with carpeted floor, radiator and double glazed window.

Shower Room

Accessed through the bedroom - Walk in shower, low level W.C., wash hand basin, heated towel rail, frosted double glazed window and cupboard with the boiler.

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m) Double bedroom with carpeted floor, radiator and double glazed window.

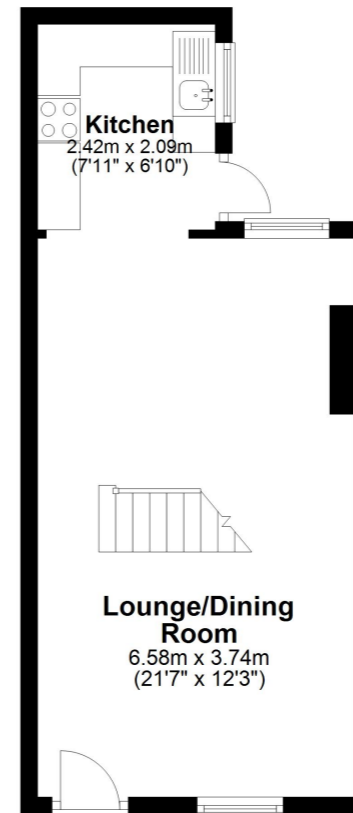
Garden

Sweet courtyard low maintenance rear garden with artificial grass.

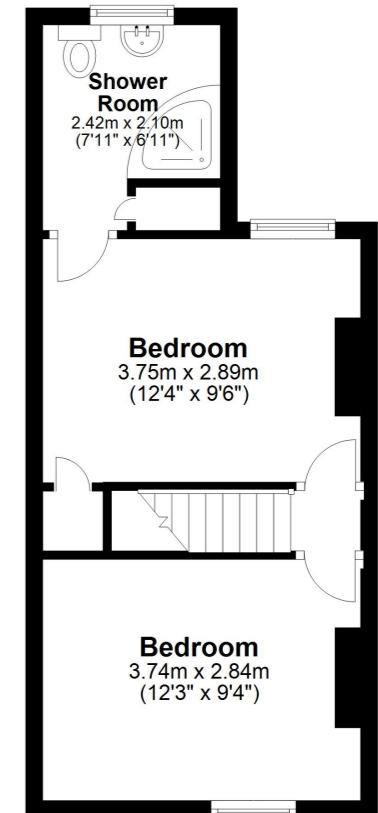
Area Information

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. 29.9 sq. metres (321.6 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 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.

