
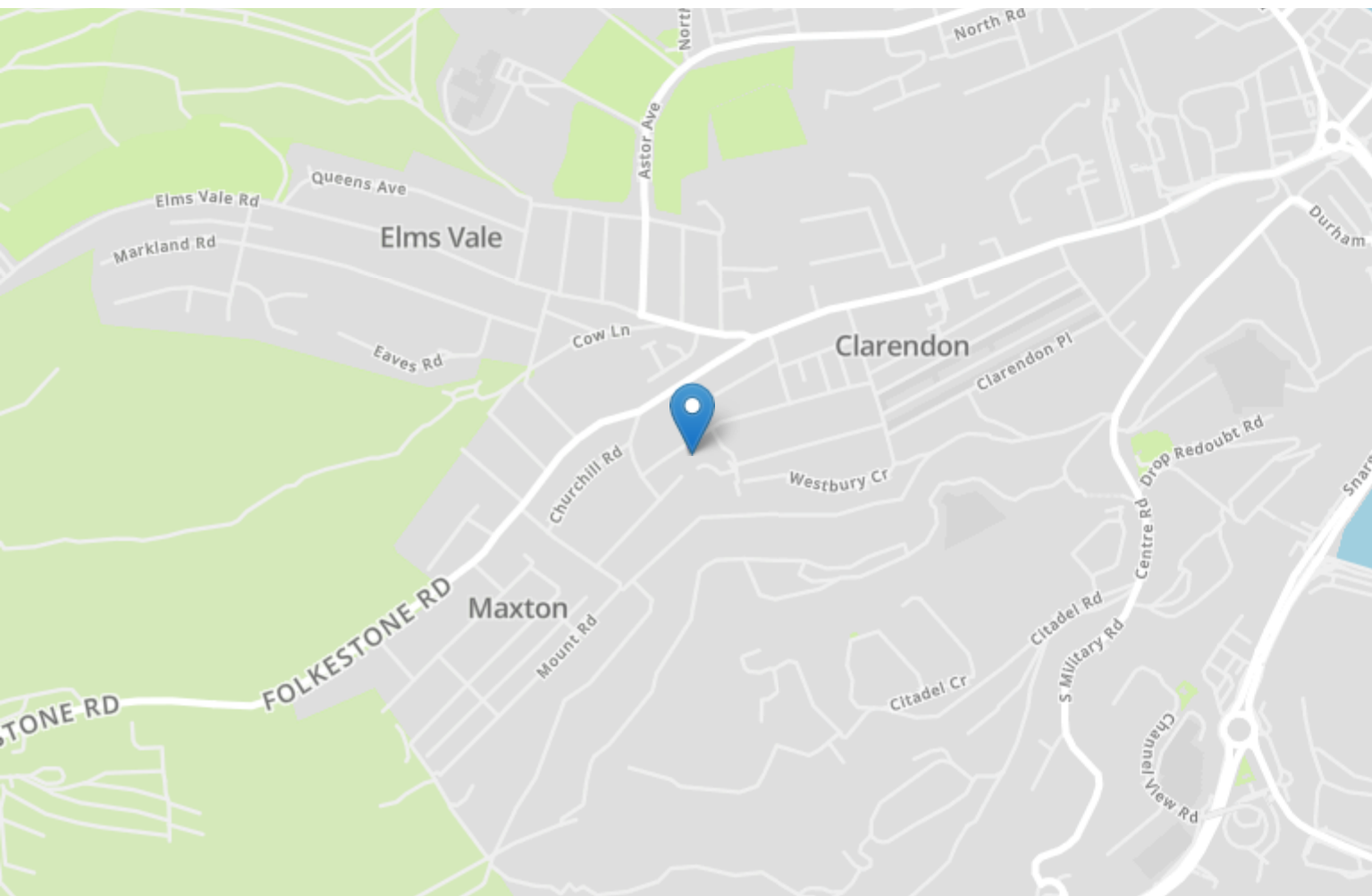


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



113 Longfield Road

Dover
CT17 9QP

£230,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £230,000 To £240,000... Positioned on the ever-popular Longfield Road, this beautifully presented three-bedroom terraced house offers the perfect blend of comfort, convenience and style - making it an ideal choice for first-time buyers or those with a growing family. The property features a welcoming lounge, a modern-style kitchen, a family bathroom and three well-proportioned bedrooms, offering practical and spacious living throughout. To the rear, you'll find a private garden, ideal for relaxing, entertaining, or letting the children play. Perfectly located, the home is within easy walking distance to a variety of local schools, shops, and the Dover Priory Train Station, making it a superb base for commuters and families alike. Don't miss this fantastic opportunity to secure a lovely home in one of Dover's most desirable residential areas. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

14' 11" x 11' 6" (4.55m x 3.51m)

Dining Room

8' 10" x 7' 11" (2.69m x 2.41m)

Kitchen

8' 11" x 8' 5" (2.72m x 2.57m)

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

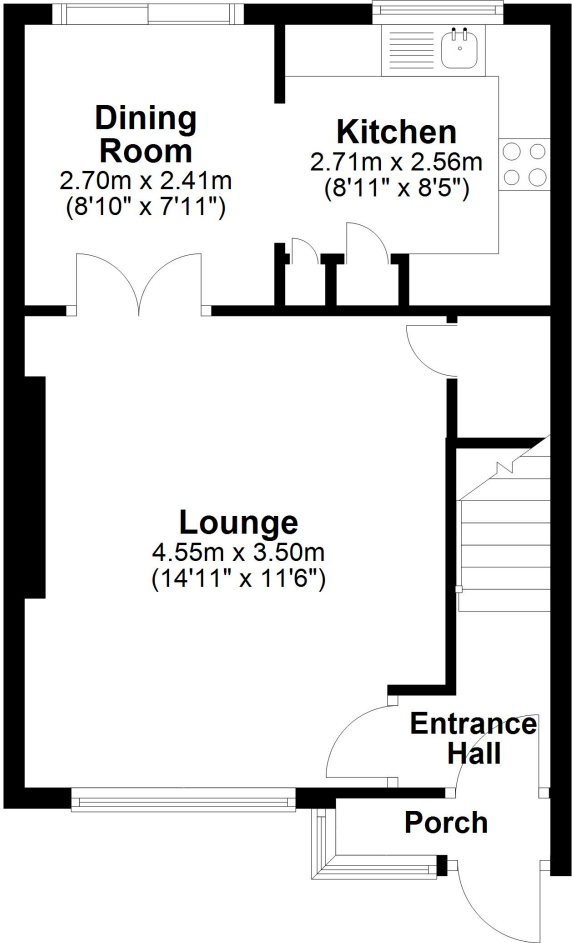
Garden

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 nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.

Ground Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)

