

3 Churchill Street

Dover
CT16 2LQ

£180,000 FREEHOLD

Price Range £180,000 - £190,000 | Three Double Bedrooms | Beautiful Modern Fitted Kitchen (Installed 2020) | Cellar | Utility Area | Close Proximity To A Number Of Schools & Shops | Ideal First Time Buy Or Buy To Let Investment | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house situated in the popular residential Churchill Street, Dover. The property is in very good condition throughout and would be ideal for first time and investment buyers. As well and being within walking distance to a number of schools and shops the accommodation boasts living room, three good size bedrooms, modern family bathroom and a large modern fitted kitchen/diner (installed in 2020). Additional benefits include a sunny and private rear garden, double glazing and gas central heating (boiler installed 2019). For your chance to view call sole agents Burnap + Abel on 01304 279107.



Lounge

14' 2" x 10' 2" (4.32m x 3.10m) A lovely living area with carpeted floor, radiator, double glazed window and electric feature fire place.

Kitchen/Diner

11' 9" x 11' 5" (3.58m x 3.48m) A beautiful modern fitted kitchen/dining room (installed in 2020) with a mix of wall and base units, space for fridge freezer, integrated oven/gas hob, wall mounted boiler (installed 2019) and a double glazed window.

Cellar

14' 2" x 10' 4" (4.32m x 3.15m) A useful cellar space with lighting and power. Could be converted into an office.

Utility Area

Space for washing machine and tumble dryer.

Bathroom

8' 1" x 6' 11" (2.46m x 2.11m) A modern fitted bathroom with low level W.C., wash hand basin, bath with rainfall shower, heated towel rail, extractor fan and a frosted double glazed window.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch (loft ladder, partly boarded and insulated) and doors leading to;

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m) A large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

11' 4" x 6' 7" (3.45m x 2.01m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

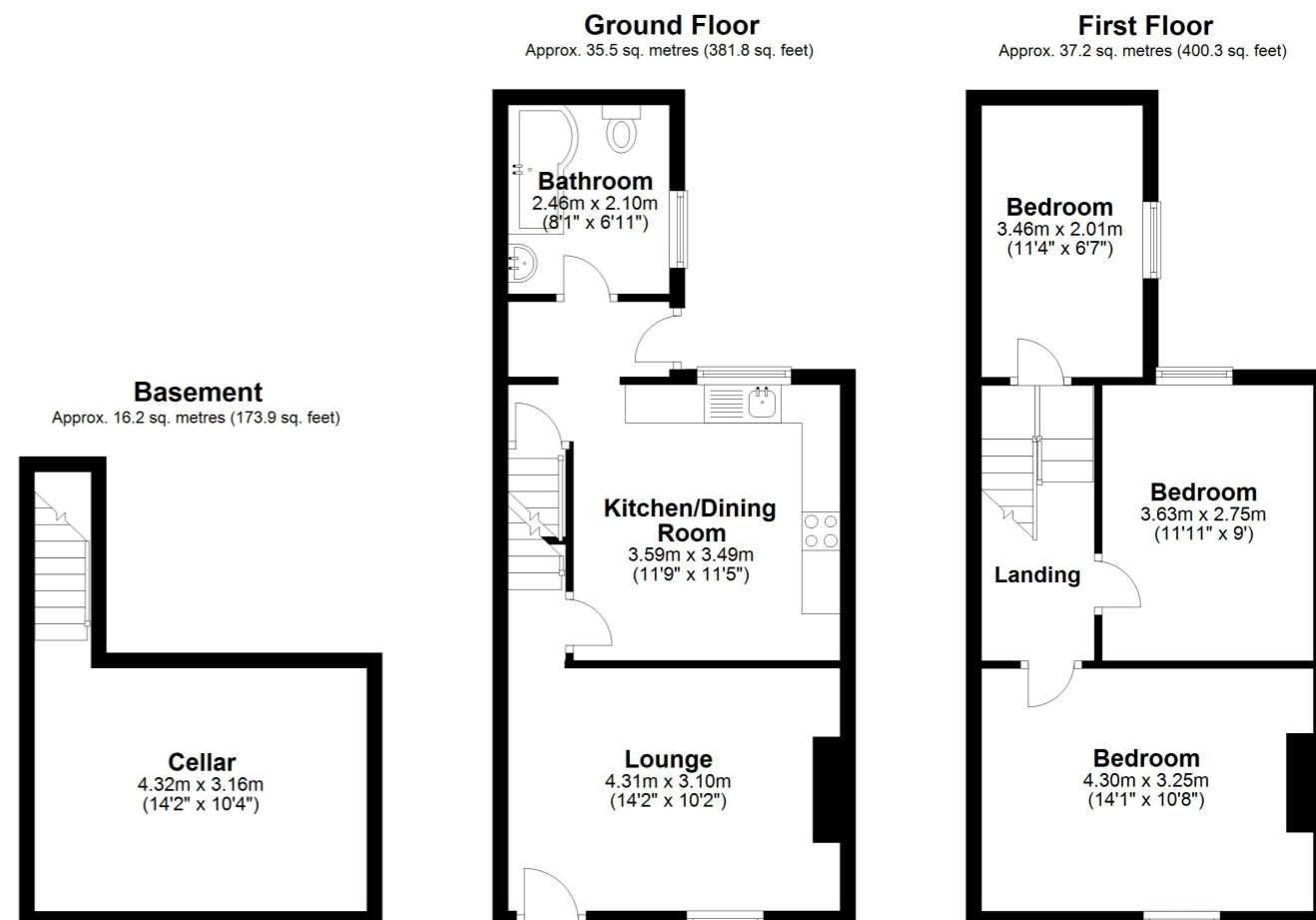
Garden

A good size child friendly rear garden which is mainly laid to lawn. Ideal outside area to relax in after a stressful day at work.

Area Information

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.



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.

