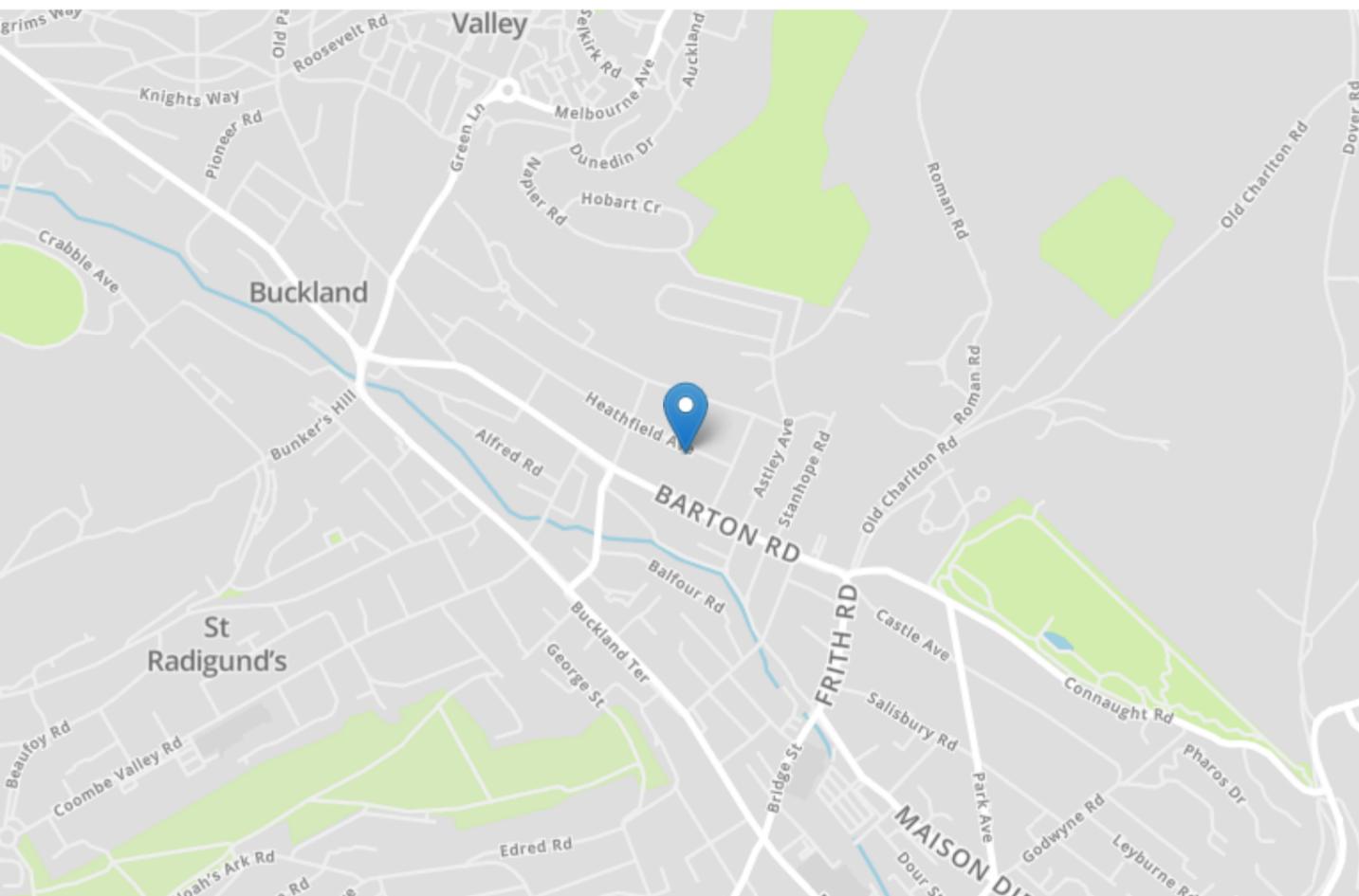


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



16 Heathfield Avenue

Dover
CT16 2NX

£230,000 FREEHOLD

Draft Details...No Onward Chain | Large Three Bed Terrace House | Downstairs W.C. | Large Kitchen | Within Approximately 0.8 Miles of the Dover Priory Train Station | Close Proximity To A Number Of Schools & Shops | Ideal For First Time Buyers Or Those With A Growing Family | Burnap + Abel are delighted to offer this fantastic three bedroom terrace house located in the popular Heathfield Ave, Dover. The accommodation boasts a generous sized lounge/dining room with bay fronted windows, large kitchen, three good size bedrooms and a bathroom. Additional benefits include a sunny and enclosed rear garden, downstairs W.C., part double glazing, gas central heating and NO ONWARD CHAIN. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view, call sole agent Burnap + Abel now on 01304 279107.



Entrance Hall

Carpeted floor, radiator, carpeted stairs to the first floor and doors leading to;

Lounge

13' 5" x 11' 5" (4.09m x 3.48m) The lounge area has carpeted floor, fire place with back boiler, radiator and double glazed bay fronted windows.

Dining Room

11' 5" x 9' 5" (3.48m x 2.87m) The dining area has carpeted floor space for table and chairs, radiator and double glazed window.

Kitchen

15' 4" x 8' 8" (4.67m x 2.64m) A large kitchen with a mix of wall and base units, space for fridge, freezer and washing machine. Space for a small table and chairs, radiator and windows.

Utility

Utility area with power.

W.C.

Low level W.C., wash hand basin and window.

First Floor Landing

Carpeted stairs, carpeted landing, loft hatch and doors leading to;

Bedroom One

14' 10" x 11' 8" (4.52m x 3.56m) Large double bedroom with carpeted floor, feature fire place, radiator and double glazed windows.

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m) Double bedroom with carpeted floor, radiator and window.

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.67m) Generous size third bedroom with carpeted floor, feature fire place, radiator, airing cupboard and window.

Bathroom

5' 11" x 4' 11" (1.80m x 1.50m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and window.

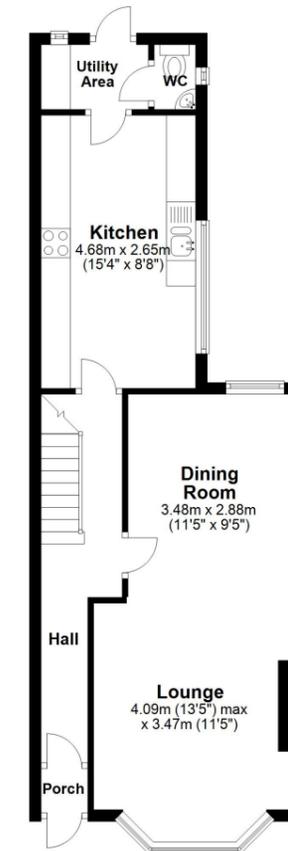
Garden

A sunny rear garden with lawn and paves areas.

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.

Ground Floor
Approx. 47.4 sq. metres (510.1 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 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.

