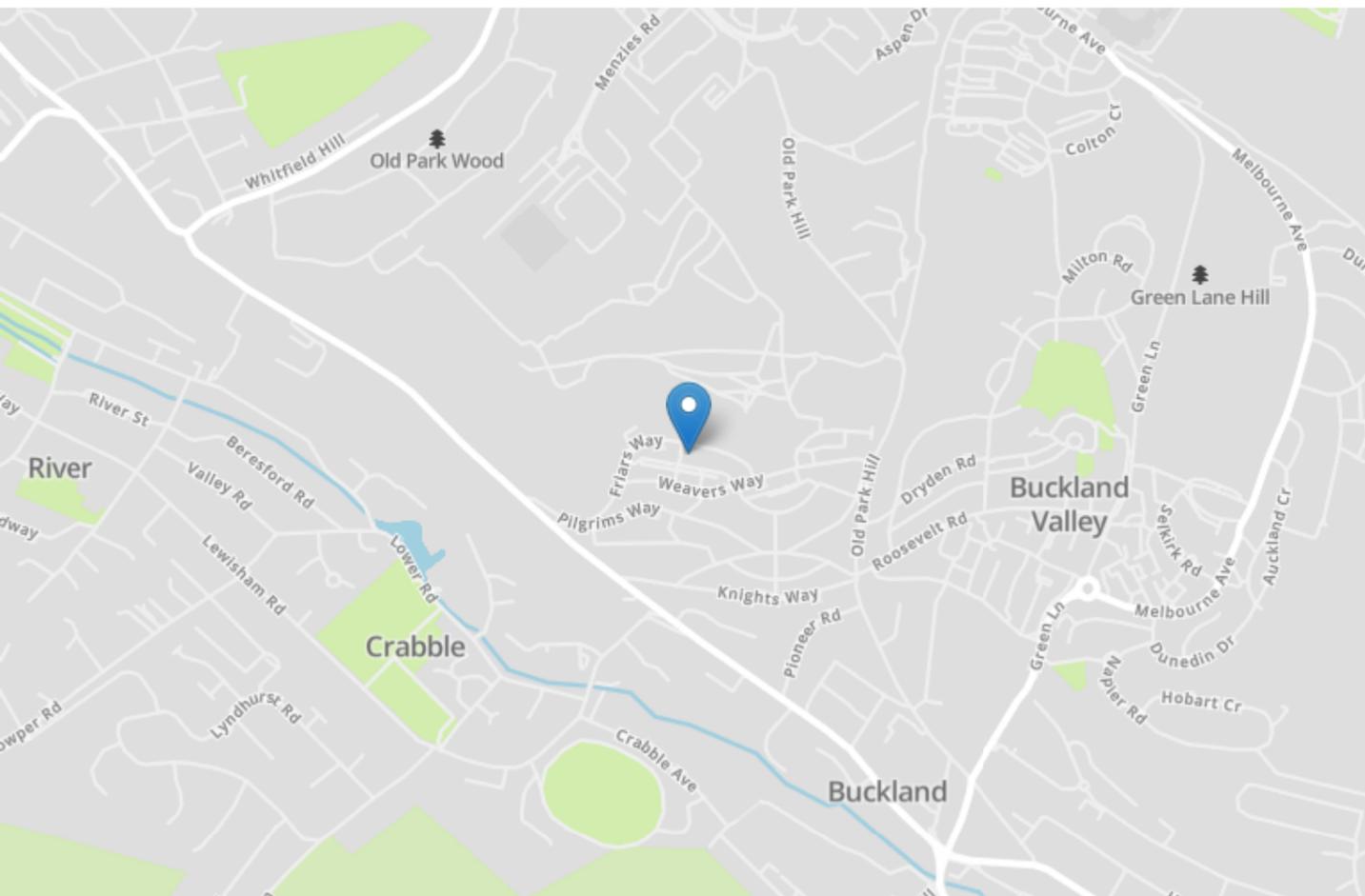


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8 Friars Way

Dover
CT16 2DW

£240,000 FREEHOLD

Draft Details...Price Range £240,000 - £250,000 | FOR SALE THROUGH BURNAP + ABEL...Three Bedroom Semi-Detached House | Fantastic Views To The Rear | Ideal First-Time Buy Or Buy-To-Let Investment | Close To Schools & Local Amenities Burnap + Abel are delighted to offer onto the market this fantastic three bedroom semi-detached home situated in the popular Friars Way, Dover. This property would make an ideal first-time purchase, investment opportunity, or family home. The accommodation boasts a spacious lounge/dining room, kitchen, three well-proportioned bedrooms and a family bathroom. Additional benefits include a sunny rear garden offering fantastic views across Dover, a downstairs W.C./utility room, double glazing, and gas central heating. The property is conveniently positioned for easy access to the sought-after village of River, which offers a range of local amenities including pubs, a recreational ground and the historic Crabble Corn Mill. Kearsney railway station is also situated nearby, providing mainline services to London Victoria and other Kent towns, while the Canterbury Cathedral City can be accessed via the A2. For your chance to view, please contact sole agents Burnap + Abel 01304 279107.



Lounge/Diner

19' 5" x 11' 3" (5.92m x 3.43m)

Kitchen

12' 0" x 10' 11" (3.66m x 3.33m)

Utility/Downstairs W.C.**Bedroom One**

11' 8" x 11' 4" (3.56m x 3.45m)

Bedroom Two

11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m)

Bathroom

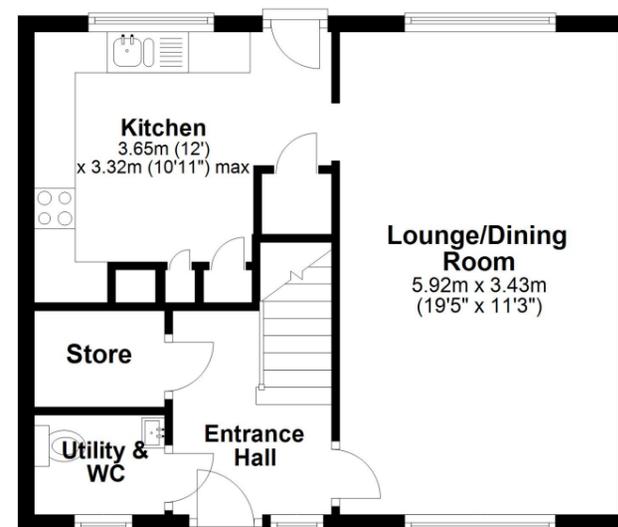
7' 7" x 5' 7" (2.31m x 1.70m)

Garden**Area Information**

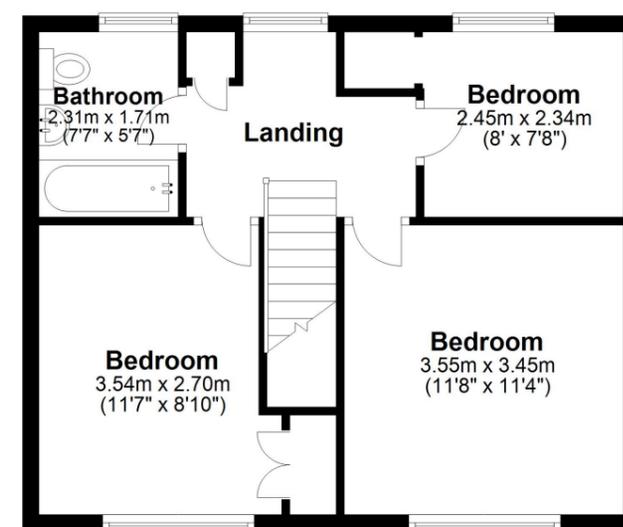
This property is situated within easy access of Dover town and a selection of shops and is also ideally located for access to the A2/M2 and the M20 via the Alkham Valley. There are a good range of primary and secondary schools nearby including the Girl's and Boy's Grammar Schools. Within a short driving distance is the railway station at Kearsney and also Dover Priory station in the town with the fast link train to London St Pancras in 1 hour 10 minutes.

Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)

**First Floor**

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 sq. feet)

