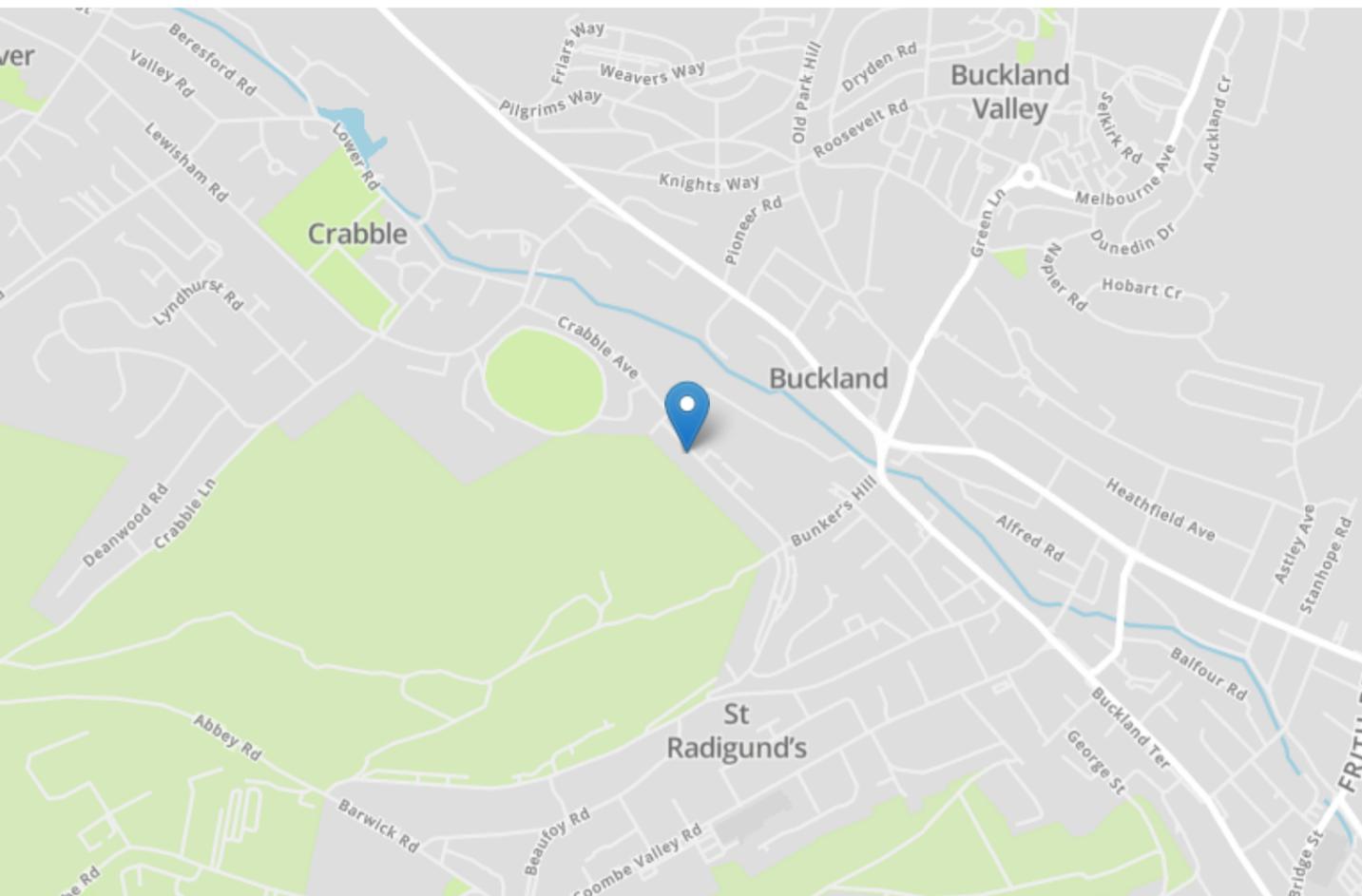


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	41
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



104 Hillside Road

Dover
CT17 0JG

£200,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £200,000 - £210,000 | A well-presented three-bedroom terraced house, ideally situated in the highly sought-after Hillside Road, within walking distance of local schools, shops, and the popular village of River. The accommodation comprises a lounge, modern-style kitchen, three double bedrooms, and a contemporary bathroom. Additional features include a generous private rear garden, double glazing, and gas central heating, with the boiler serviced annually as confirmed by the vendor. This property is an ideal purchase for first-time buyers or buy-to-let investors, combining practicality with a convenient location in a desirable area. For your chance to view call Burnap + Abel on 01304 279107.



Bedroom Two

11' 2" x 9' 3" (3.40m x 2.82m)

Bathroom

8' 2" x 8' 0" (2.49m x 2.44m)

Lounge

12' 3" x 11' 2" (3.73m x 3.40m)

Kitchen

10' 7" x 7' 11" (3.23m x 2.41m)

Bedroom One

12' 3" x 11' 4" (3.73m x 3.45m)

Bedroom Three

10' 2" x 8' 2" (3.10m x 2.49m)

Garden

Area Information

Known as the Gateway to England, the historic town of Dover is one of Europe's busiest ferry ports and has an award winning cruise terminal. The iconic White Cliffs of Dover are symbolic safeguards of Britain which is just 21 miles away from France.

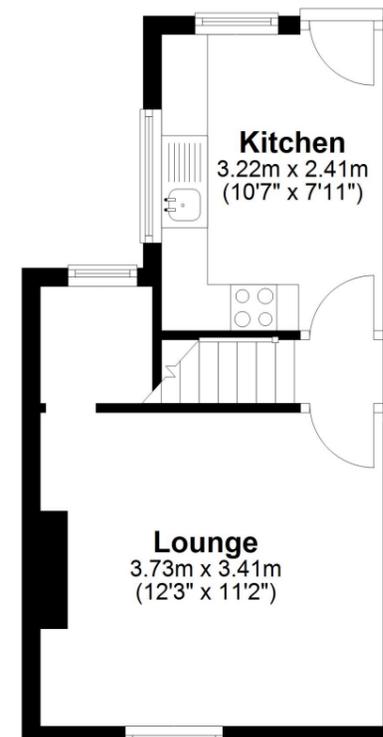
Dover has several major commuter road links with the A2 and A20 connecting the M2 and M20 respectively. Dover Priory railway station is the southern terminus of the South Eastern main line in England and provides a high speed service to London St Pancras International in little over one hour.

St James' Retail and Leisure Park is located within the heart of Dover and a few minutes from the Port and is home to a various shops, dining, leisure and fitness outlets along with a Cineworld multiplex cinema.

There are 37 schools within the Dover and surrounding villages of which provide a range of mainstream, special needs, state and independent education.

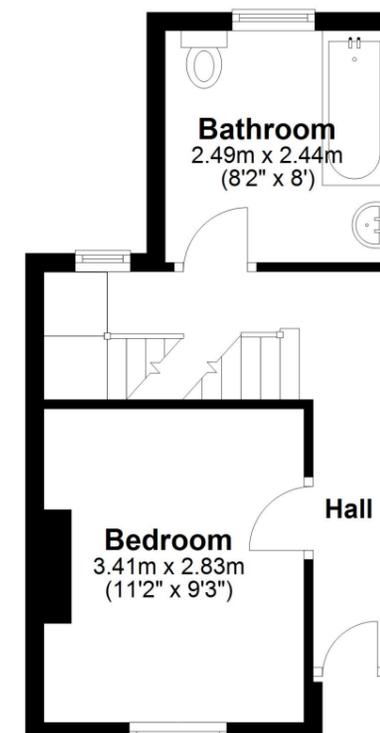
Lower Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



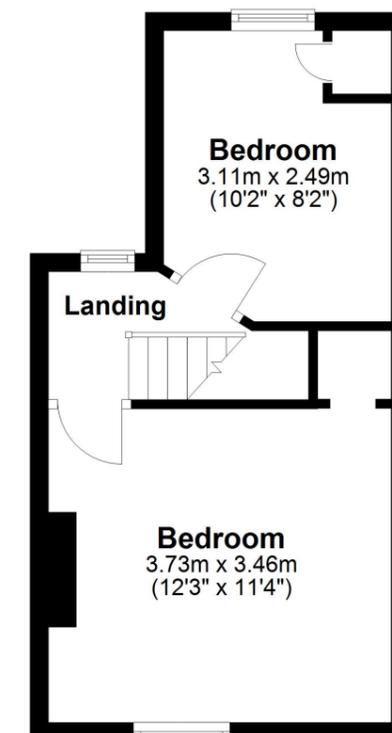
Ground Floor

Approx. 24.0 sq. metres (258.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 sq. feet)

