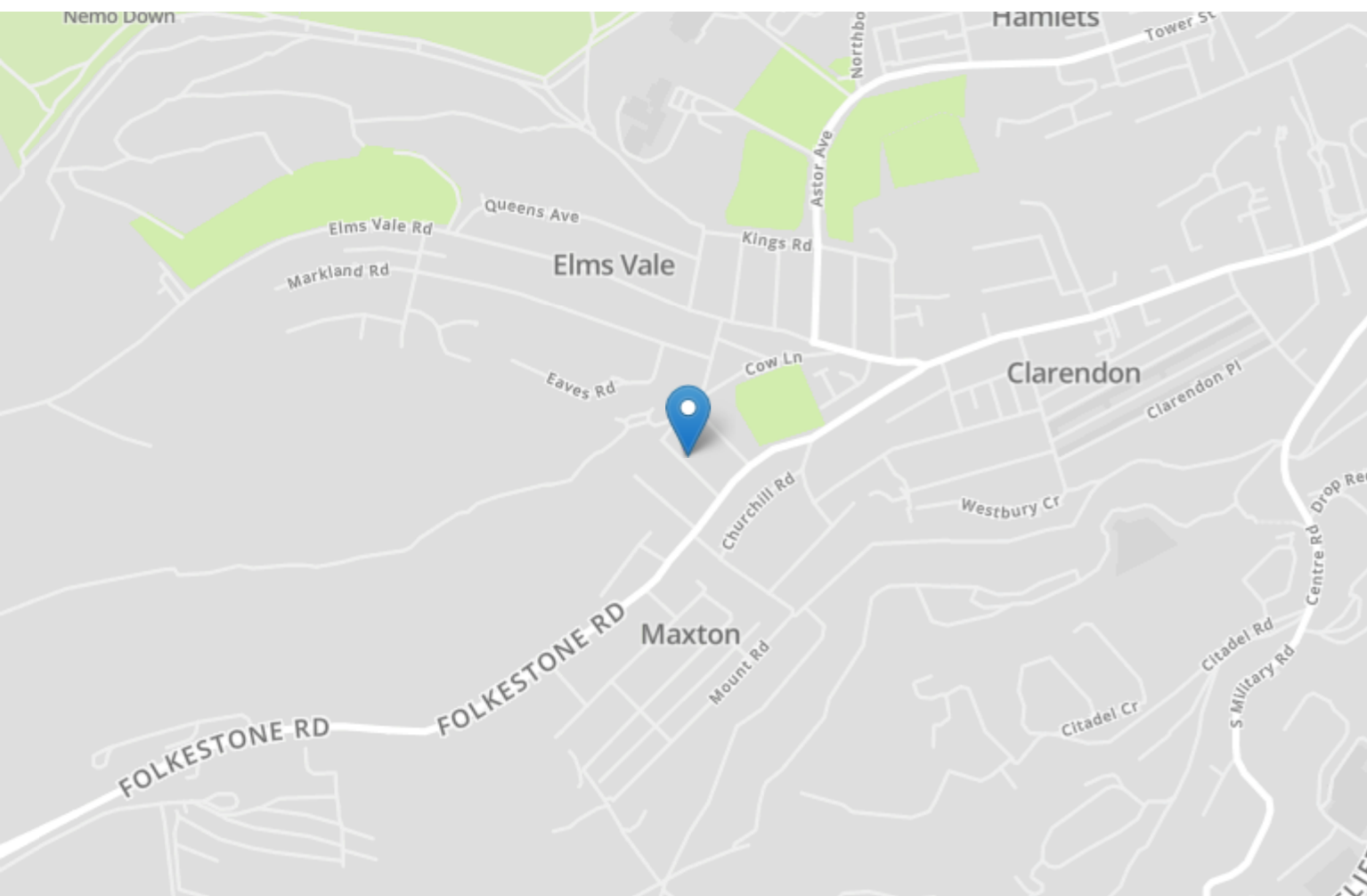


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



4 Malmaison Road

Dover
CT17 9JD

£240,000 FREEHOLD

Draft Details...Large Three Bedroom House | Sunny Rear Garden | Close Proximity To A Number Of Schools & Shops | Large Open Plan Lounge/Dining Room | Loft Room | Large Modern Kitchen | Double Glazing | Gas Central Heating | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom mid-terraced house situated in the popular residential location of Maxton, Dover. The property is in need of modernisation making this the ideal property for those wishing to put their own stamp on a property. The property is within minutes of the Dover Priory Station (ideal for commuters to London) and the accommodation boasts a large open planned lounge/diner, large kitchen, bathroom and three good size bedrooms. Additional benefits include a sunny rear garden, loft room, downstairs W.C., double glazing and gas central heating. For your chance to view, call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

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

Lounge / Dining Room

13' 1" x 10' 9" (3.99m x 3.28m) A large lounge area with open fire place, radiator and a double glazed bay fronted window.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m) The dining area has space for a table and chairs, under stair cupboard space and a double glazed window to the rear.

Kitchen

21' 5" x 8' 11" (6.53m x 2.72m) A large kitchen with a mix of wall and base units, space for cooker, washing machine and fridge freezer. Under stair storage cupboard, double glazed windows and double glazed door to the garden.

W.C.

Low level W.C.

First Floor Landing

Carpeted stairs, carpeted landing and doors leading to;

Bedroom One

14' 3" x 13' 2" (4.34m x 4.01m) Large double bedroom with carpeted floor, feature fire place and double glazed bay fronted window.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

9' 2" x 8' 11" (2.79m x 2.72m) A generous size third bedroom with carpeted floor, cupboard with wall mounted boiler, radiator and double glazed window.

Bathroom

7' 0" x 5' 11" (2.13m x 1.80m) Bath with shower attachment, low level W.C., wash hand basin, radiator and double glazed window.

Loft Room

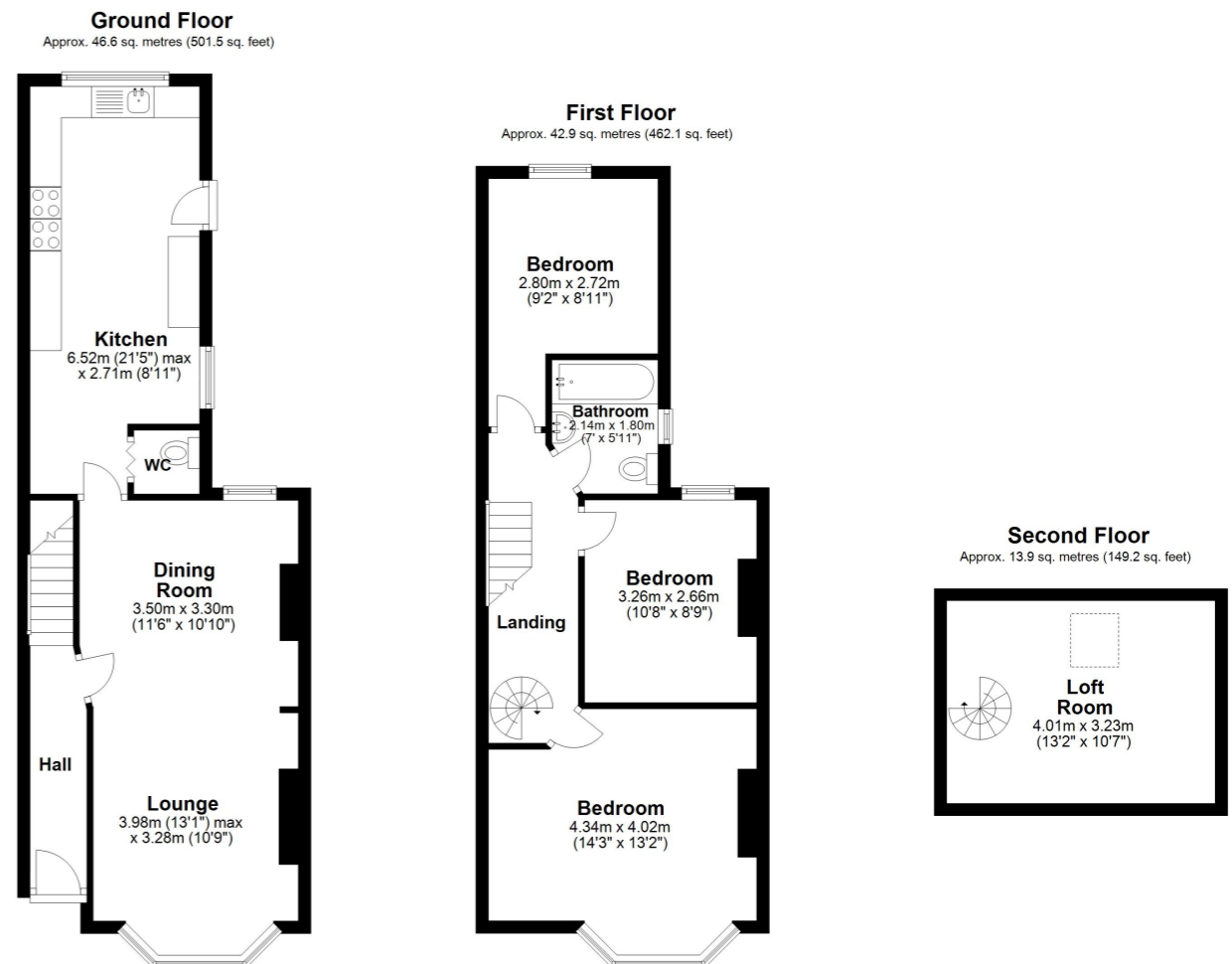
13' 2" x 10' 7" (4.01m x 3.23m) Spacious loft room with carpeted floor, double glazed Velux window and eave space.

Garden

A sunny rear garden with paved, lawn and decked areas. Shed and rear access.

Area Information

This property is situated in a popular area which sits on the outskirts of Dover town with all its amenities and a good range of primary and secondary schools. If you need to commute then Dover Priory train station, with its fast links to London St Pancras in just over an hour, is nearby and there are also good access routes to the A20/M20 and A2/M2.



Total area: approx. 103.4 sq. metres (1112.7 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.

