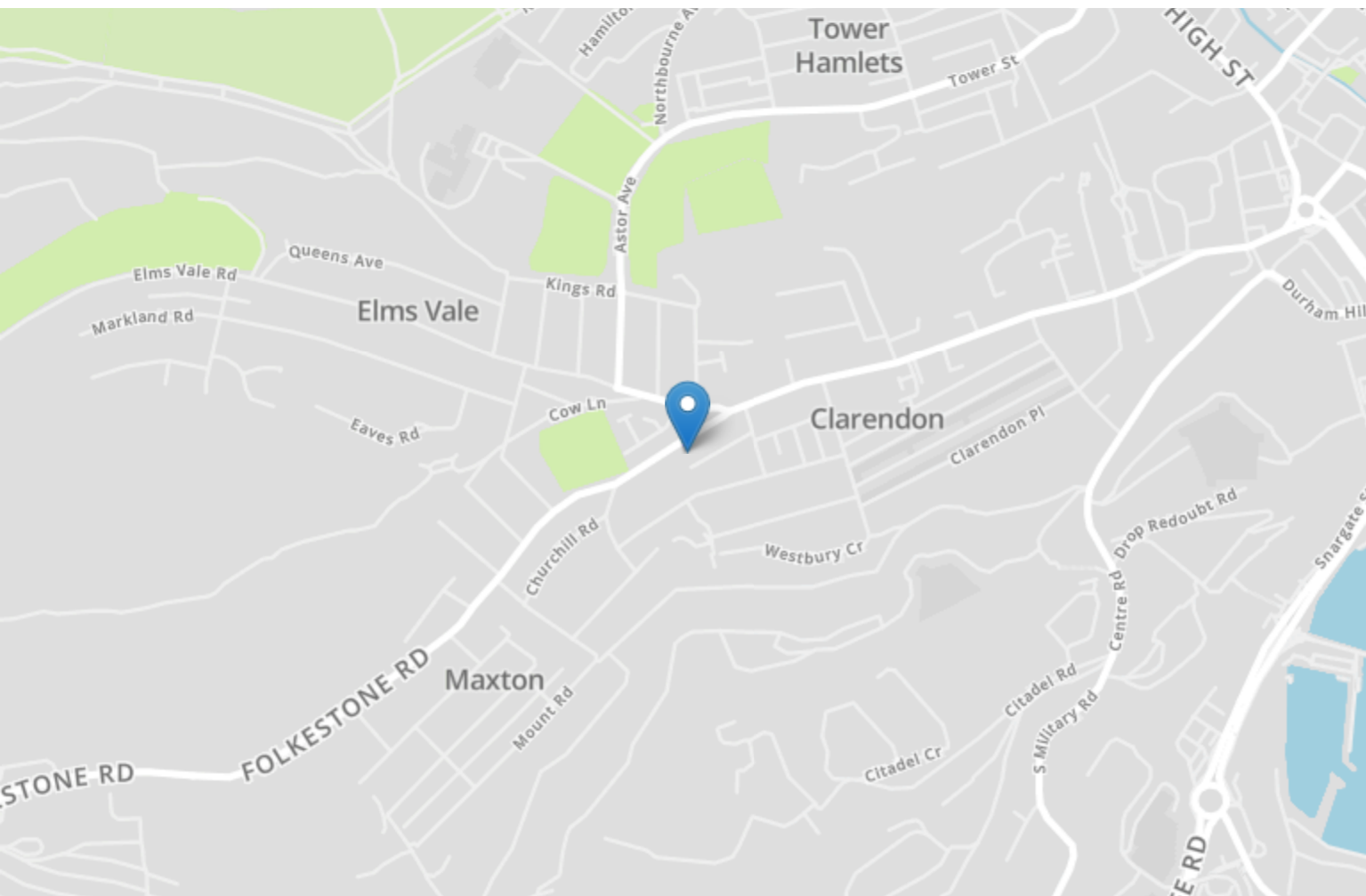


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

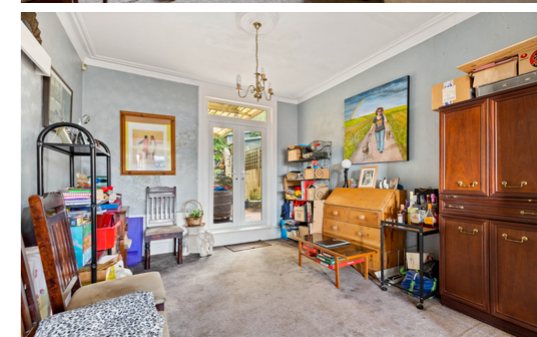


295 Folkestone Road

Dover
CT17 9LL

£325,000 FREEHOLD

Draft Details... Large five bedroom semi detached family home | Solar panels (owned outright) | Two bathrooms | Walking distance to schools, shops and the Dover Priory train station | Log burner | Burnap + Abel are delighted to offer onto the market this fabulous five bed semi detached family home located in the conveniently placed Folkestone Road, Dover. The property would be an ideal family home and the accommodation boasts a large lounge/dining room with a log burner, breakfast room, kitchen, five bedrooms and two bathrooms. Additional benefits include a spacious garden, solar panels, double glazing and gas central heating (boiler serviced April 2023). The immediate area has local shops nearby as well as public houses and is in very close proximity to the Dover's high speed rail link into St Pancras, London. Dover has seen some excellent investment in recent years with its high street and St James shopping complex. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Carpeted floor, radiator, under stair storage cupboard, carpeted stairs to the first floor and door leading to;

Lounge

15' 1" x 12' 8" (4.60m x 3.86m) A large open plan lounge/dining room. The lounge has carpeted floor, log burner, double glazed bay fronted windows and a radiator.

Dining Room

12' 2" x 11' 4" (3.71m x 3.45m) The dining area has space for table and chairs, carpeted floor and double glazed doors to the garden.

Breakfast Room

11' 6" x 9' 7" (3.51m x 2.92m) Carpeted floor, cupboard space, radiator and a double glazed window. Space for fridge and freezer.

Kitchen

10' 9" x 9' 8" (3.28m x 2.95m) A mix of wall and base units, space for fridge, dishwasher, washing machine, cooker, wall mounted boiler (serviced April 2023), double glazed windows, radiator and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing and doors leading to;

Bedroom Two

15' 4" x 11' 2" (4.67m x 3.40m) Large double bedroom with carpeted floor, radiator and double glazed bay fronted windows.

Bedroom Three

12' 2" x 11' 5" (3.71m x 3.48m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

11' 3" x 9' 10" (3.43m x 3.00m) Double bedroom with carpeted floor radiator and double glazed window overlooking the garden.

Bedroom Five

9' 1" x 5' 7" (2.77m x 1.70m) Single bedroom with carpeted floor and double glazed window.

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m) Bath with electric shower, wash hand basin, radiator and double glazed window.

Separate W.C.

Low level W.C., wash hand basin, cupboard, radiator and frosted double glazed window.

Bedroom One

18' 0" x 11' 3" (5.49m x 3.43m) Large double bedroom with carpeted floor, built in cupboards, two radiators and a double glazed window.

Shower Room

Shower, low level W.C. and wash hand basin.

Garden

A spacious rear garden with patio seating and lawn areas. Shed and side access.

Solar Panels

The property is being sold with Solar panels (owned outright).

Area Information

The property sits in a convenient location with plenty of local amenities close by as well as local primary and secondary schools. Dover Priory train station is within walking distance and provides a high-speed service into London and of course the port of Dover is on your doorstep and the access to the continent that comes with it. The vibrant town of Folkestone is also easily accessed from here and that itself provides an array of secondary schools, cafe's, bars and restaurants.



Total area: approx. 146.2 sq. metres (1573.9 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.

