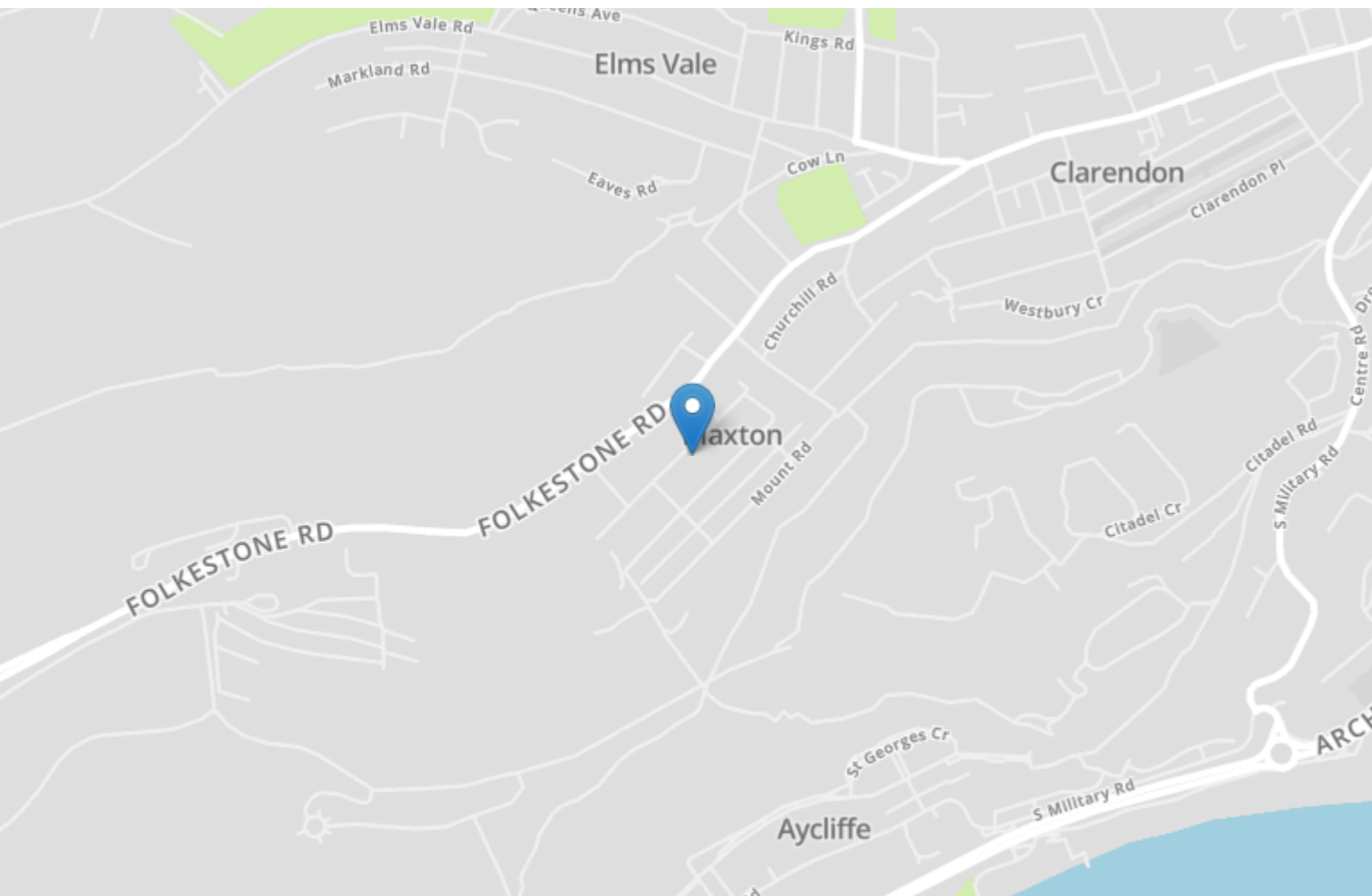


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



65 Manor Road

MAXTON, Dover
CT17 9LQ

£200,000 FREEHOLD

Draft Details...Price Range £200,000 - £210,000 | Chain Free | Three Bedroom House | Garden | Popular Residential Location | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the highly sought after Manor Road, Maxton, Dover. The property would be an ideal first purchase and the accommodation boasts a lounge/dining room, kitchen, three bedrooms and a bathroom. Additional benefits include a garden, double glazing, gas central heating and NO ONWARD CHAIN. The property is situated within easy reach of Dover Priory mainline station as well as popular local schools making it an ideal first time buy for a growing family or fantastic investment opportunity. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge / Dining Room

20' 9" x 13' 8" (6.32m x 4.17m) A large lounge/dining room with laminate flooring, radiators, double glazed windows, space for table and chairs in the dining area and door to the garden.

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m) A mix of wall and base units, space for fridge freezer, washing machine, integrated oven/hob, wall mounted boiler and double glazed windows.

First Floor Landing

Cupboard space, loft hatch and doors leading to;

Bedroom One

13' 9" x 10' 1" (4.19m x 3.07m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

10' 3" x 8' 11" (3.12m x 2.72m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

7' 10" x 5' 3" (2.39m x 1.60m) Carpeted floor, radiator and double glazed window.

Bathroom

5' 9" x 4' 10" (1.75m x 1.47m) Bath with shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Garden

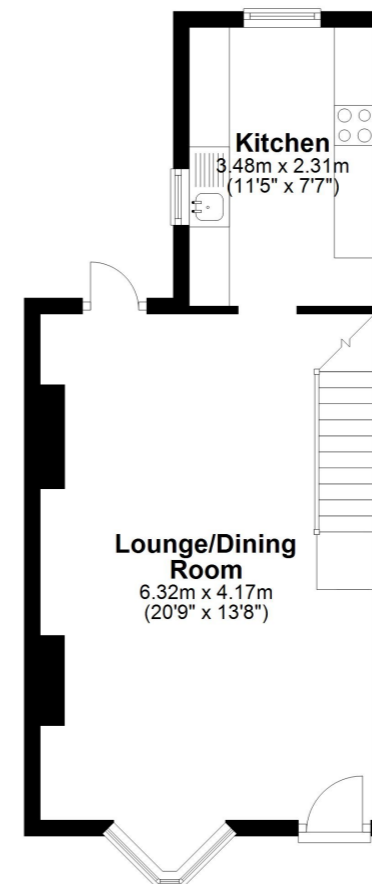
Sunny rear garden with paved, decked and lawns areas.

Area Information

This property is ideally situated for walking to the town centre, seafront and the railway station at Priory. Within the town centre are a host of local shops and eateries along with the newly opened St James shopping area. From Dover Priory you can catch the fast-link train to London St Pancras in 1 hour 10 minutes. There are excellent access routes to the A2 & M20. There are a good range of local primary and secondary schools in the town, including the Dover boys and girls grammar schools.

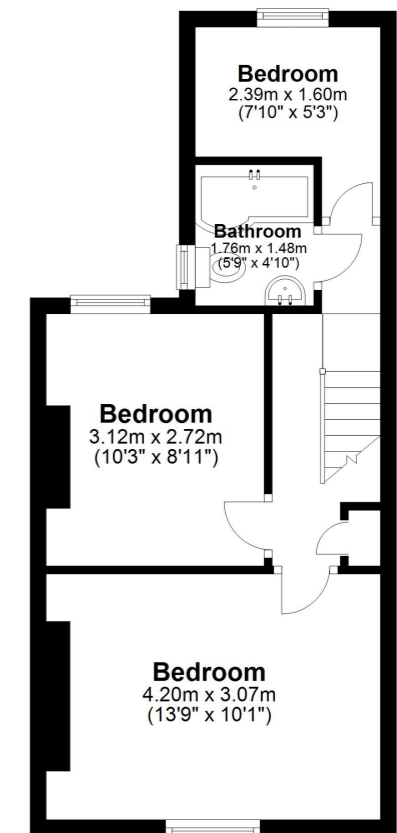
Ground Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 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.

