

### 13 Percival Terrace

Dover  
CT17 9SU

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £190,000 - £210,000 | Set across three spacious floors, this fabulous three-bedroom home offers flexible living in a sought-after Dover location, making it an ideal choice for first-time buyers, investors, or a growing family. The accommodation is beautifully arranged to provide both comfort and practicality. There are three generous bedrooms and two bathrooms, ensuring space for everyone, along with an inviting living area and a well-presented kitchen. To the rear, the property boasts a large garden with a decked seating area, perfect for entertaining or simply relaxing while enjoying the fantastic views across Dover. The home further benefits from double glazing and gas central heating, with a brand-new boiler installed in 2025 for peace of mind. Perfectly positioned, the property is within walking distance of Dover Priory train station, offering fast links to London, as well as local schools and shops, placing everyday conveniences right on your doorstep. Stylish, spacious, and set in a great location, this home presents a wonderful opportunity to step onto or move up the property ladder. For your chance to view call Burnap + Abel on 01304 279107.



Bedroom

12' 2" x 10' 4" (3.71m x 3.15m)

Bathroom

9' 1" x 7' 5" (2.77m x 2.26m)

Lounge

12' 2" x 10' 4" (3.71m x 3.15m)

Kitchen

13' 1" x 12' 2" (3.99m x 3.71m)

Shower Room

Bedroom

12' 3" x 10' 5" (3.73m x 3.17m)

Bedroom

12' 2" x 10' 5" (3.71m x 3.17m)

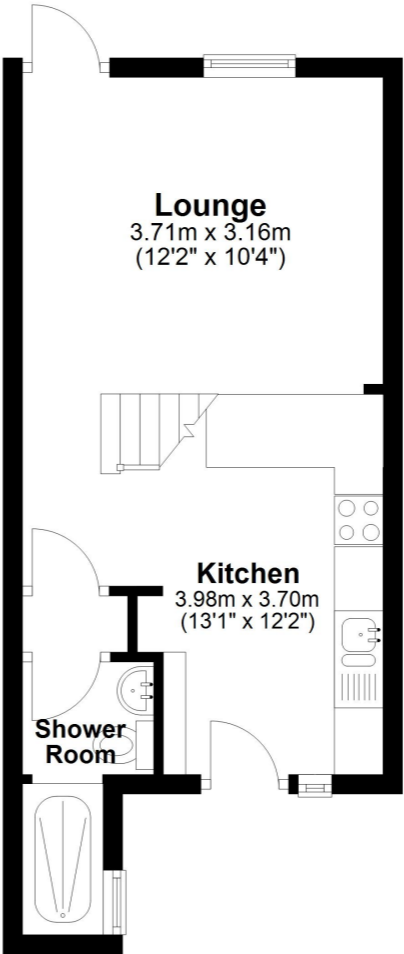
Garden

Area Information

This property is situated in a popular residential area of Dover only a short distance from the town centre and within walking distance of Dover Priory railway station with its fast link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A20/M20 to Ashford and London. There are a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School.

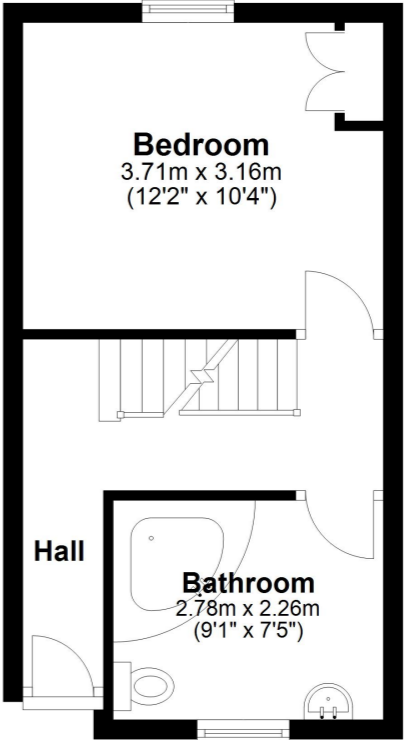
Lower Ground Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Ground Floor

Approx. 26.3 sq. metres (282.9 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.7 sq. feet)

