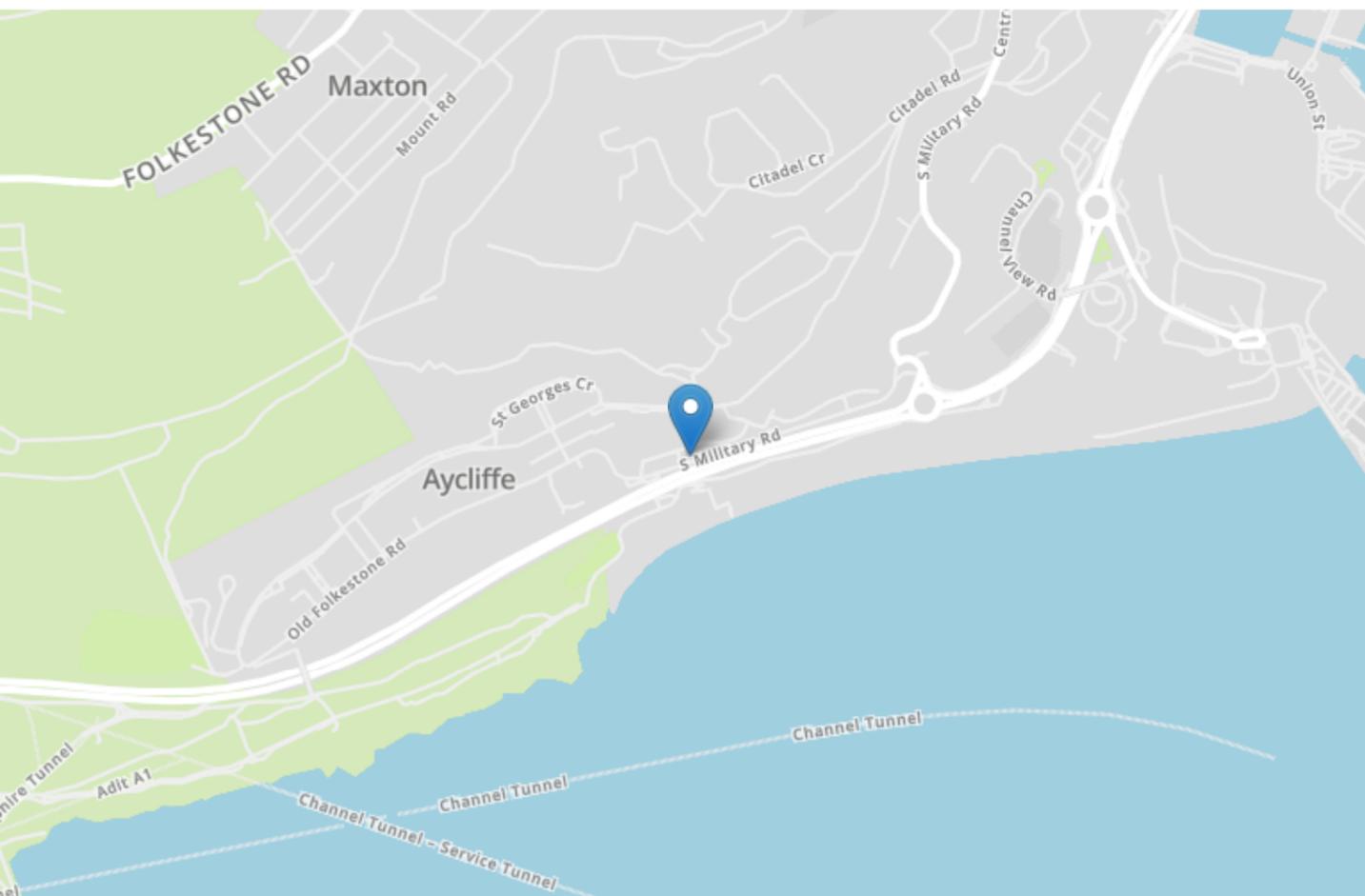


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



3 King Lears Way

Dover
CT17 9EU

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Guide Price £190,000 - £200,000 | Set within the desirable Aycliffe area of Dover, this three-bedroom semi-detached family home presents a fantastic opportunity for buyers looking to create a home tailored to their own taste. Requiring some modernisation, the property is ideal for those wishing to put their own stamp on a home while benefiting from a highly convenient location close to schools, shops, and local amenities. The accommodation comprises a spacious lounge and kitchen on the ground floor, along with a downstairs bathroom. Upstairs, there are three well-proportioned bedrooms, offering comfortable and flexible space for family living. Outside, the property enjoys a sunny rear garden, perfect for entertaining, relaxing, or spending time with family. Further benefits include double glazing, gas central heating, and excellent potential to add value through thoughtful updating. This appealing home will suit first-time buyers, growing families, or anyone seeking a rewarding project in one of Dover's most sought-after residential areas. For your chance to view, contact Burnap + Abel today on 01304 279107.



Lounge

14' 7" x 10' 1" (4.45m x 3.07m)

Kitchen

12' 10" x 9' 5" (3.91m x 2.87m)

Bathroom

10' 7" x 5' 11" (3.23m x 1.80m)

Bedroom One

13' 6" x 11' 10" (4.11m x 3.61m)

Bedroom Two

14' 8" x 9' 0" (4.47m x 2.74m)

Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m)

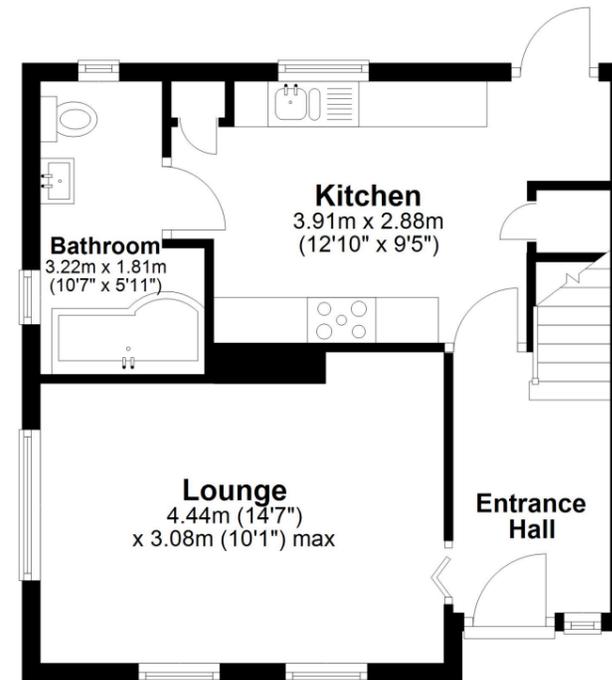
Garden

Area Information

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

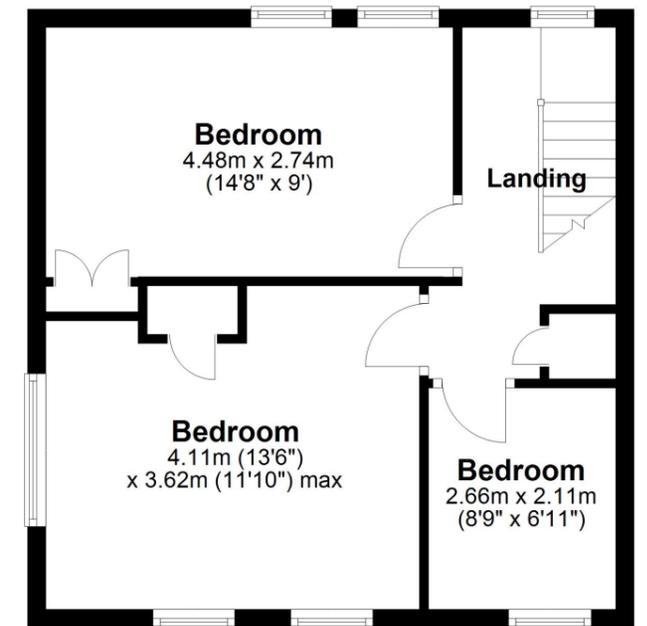
Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.5 sq. feet)

