
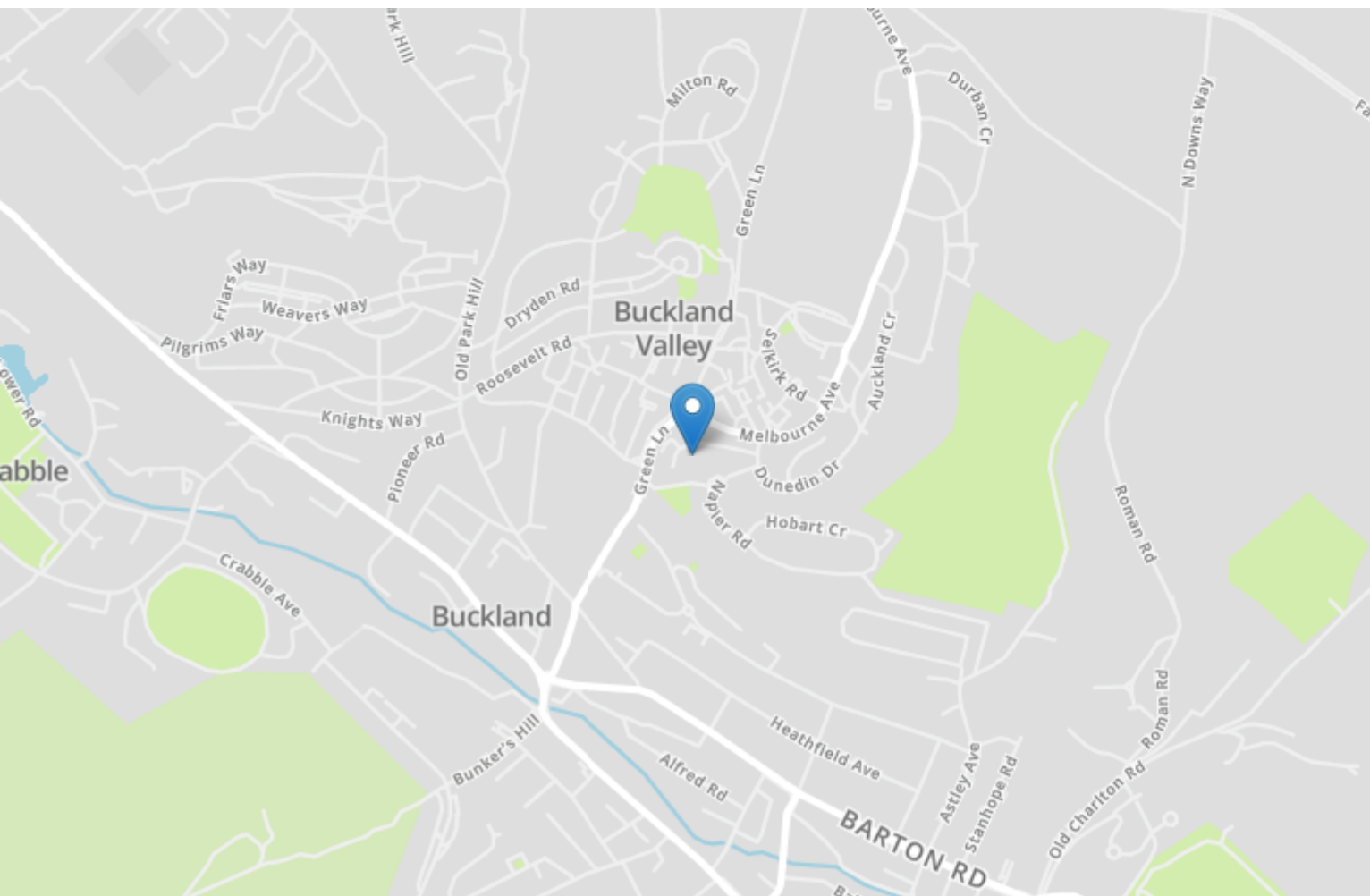


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland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



## 73 Christchurch Way

Dover  
CT16 2RG

**£220,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous two bedroom terrace house located in the highly sought after Christchurch Way, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge/diner, modern style kitchen, two double bedrooms and a modern bathroom. Additional benefits include allocated parking for one car, sunny rear garden with rear access, double glazing and gas central heating. Christchurch Way is found in the historic seaside town of Dover in locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hill and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to the marina with much more to come. For your chance to view call sole agents Burnap + Abel on 01304 279107.





Entrance Hall

Lounge

12' 0" x 11' 7" (3.66m x 3.53m)

Dining Room

9' 1" x 7' 7" (2.77m x 2.31m)

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom One

11' 7" x 9' 10" (3.53m x 3.00m)

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m)

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Garden

Off Street Parking

The property comes with an allocated parking space for one car located within close proximity of the property.

Store

Located next to the front door and provides useful storage for household items.

Area Information

The coastal town of Dover offers a range of shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park . The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.

