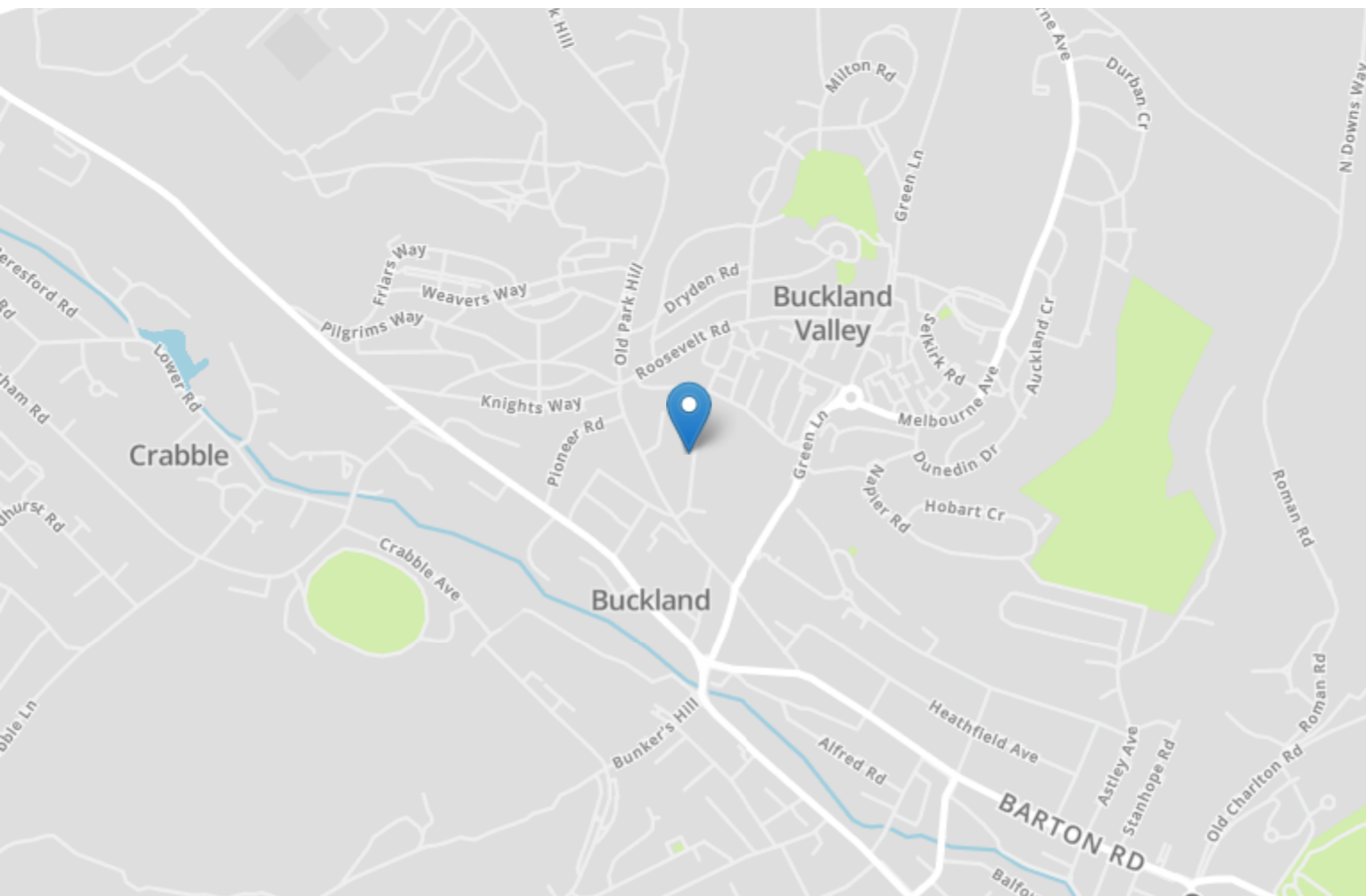


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 20 Glenfield Road

Dover  
CT16 2AL

**£230,000 FREEHOLD**

Draft Details...FOR SALE WITH BURNAP + ABEL | Price Range £230,000 - £240,000 | Burnap + Abel are delighted to offer onto the market this fabulous three bedrooms semi detached family home located in the popular Glenfield Road, Dover. The property is being sold with no onward chain and the accommodation boasts a lounge, dining room, kitchen, three bedrooms and a family bathroom. Additional benefits include a spacious rear garden, double glazing, gas central heating and NO ONWARD CHAIN. 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. For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Lounge

12' 8" x 11' 11" (3.86m x 3.63m)

### Dining Room

9' 0" x 8' 8" (2.74m x 2.64m)

### Kitchen

10' 9" x 10' 7" (3.28m x 3.23m)

### Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

### Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

### Bedroom Three

8' 8" x 8' 0" (2.64m x 2.44m)

### Shower Room

5' 5" x 4' 11" (1.65m x 1.50m)

### Separate W.C.

### Garden

### Area Information

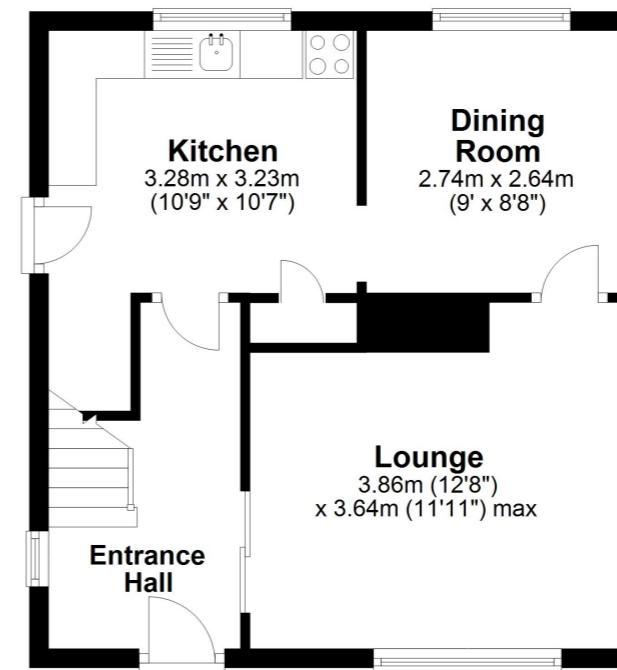
Glenfield Road is a quiet road with no passing traffic on the outskirts of Dover. It is an ever popular residential street positioned just a short distance from a range of local amenities and transport links.

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and the historic Dover Castle.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

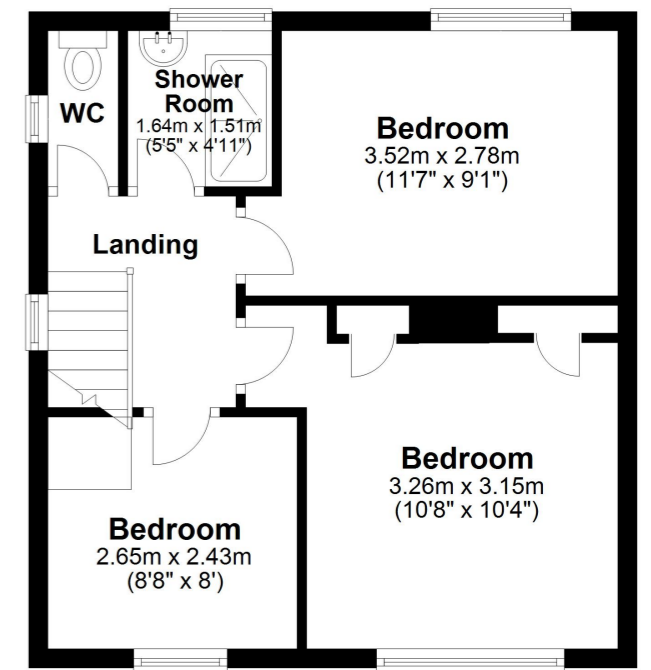
### Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

