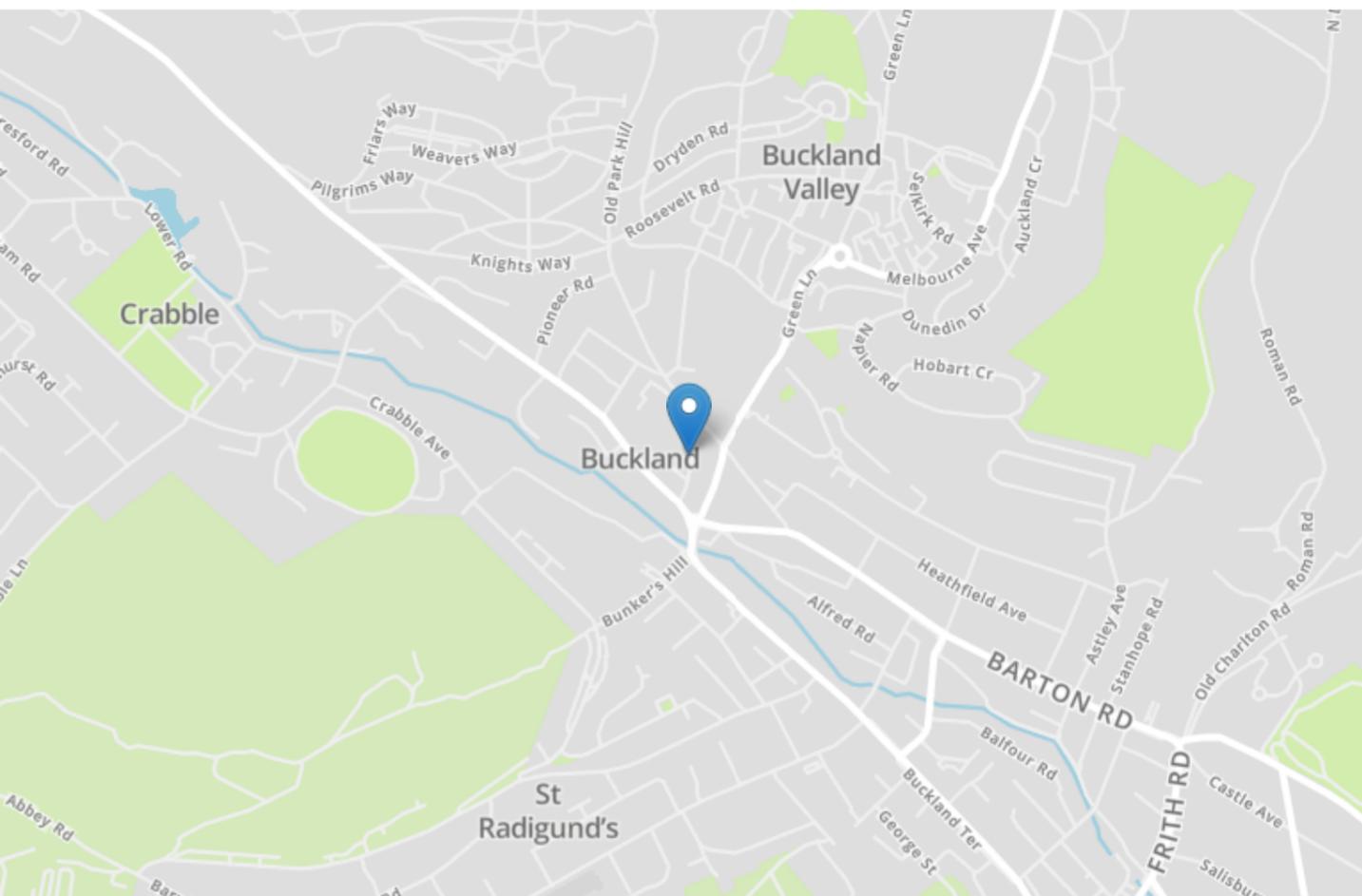


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	79
(55-68)	<b>D</b>	59
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## 1 Old Park Road

Dover  
CT16 2AQ

**£270,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Fantastic Double-Fronted Three-Bedroom End-of-Terrace Home with Study and Conservatory – Ideal for a Growing Family! This impressive double-fronted, three-bedroom end-of-terrace house offers generous living space, a flexible layout, and a range of sought-after features—making it ideal for a growing family. Inside, you'll find three well-proportioned bedrooms, a comfortable lounge, a separate dining room, a conservatory, a dedicated study, and a practical utility room. The home also benefits from double glazing and gas central heating, ensuring year-round comfort and energy efficiency. Outside, the low-maintenance garden provides a private and manageable outdoor space—perfect for relaxing, entertaining, or enjoying some fresh air without the upkeep. The layout supports modern family living, with plenty of space to relax, work, and entertain. As an end-of-terrace property, it also enjoys enhanced privacy and natural light. With its versatile design, low-maintenance outdoor space, and family-friendly features, this fantastic home is not to be missed. For your chance to view call Burnap + Abel on 01304 279107.



### Lounge

13' 3" x 11' 5" (4.04m x 3.48m)

### Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

### Kitchen

11' 1" x 8' 2" (3.38m x 2.49m)

### Study/Bedroom Four

12' 10" x 11' 6" (3.91m x 3.51m)

### Conservatory

14' 7" x 7' 5" (4.45m x 2.26m)

### Utility

### Bedroom One

14' 6" x 10' 10" (4.42m x 3.30m)

### Bedroom Two

13' 5" x 10' 10" (4.09m x 3.30m)

### Bedroom Three

11' 4" x 10' 8" (3.45m x 3.25m)

### Bathroom

11' 3" x 7' 5" (3.43m x 2.26m)

### Garden

### Area Information

Old Park Road is located 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.

