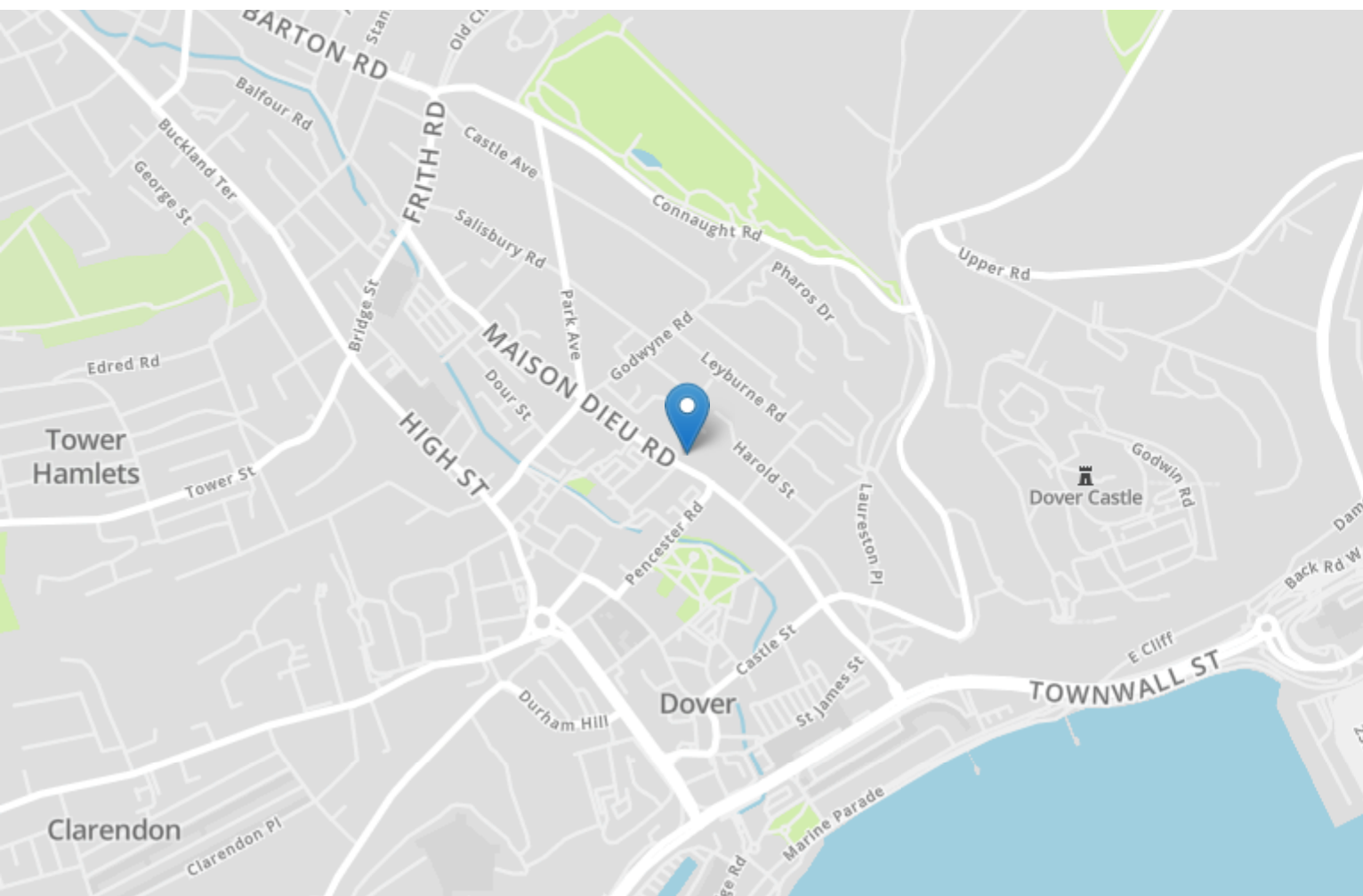


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 100 Maison Dieu Road

Dover  
CT16 1RU

**£425,000 FREEHOLD**

Draft Details... Guide Price £425,000 - £450,000 | Fabulous Five Bed Semi Detached House | Off Street Parking For Multiple Vehicles | Two Bathrooms | Versatile Accommodation | Burnap + Abel are delighted to offer onto the market the fantastic five bed semi detached family home located in the highly sought after Maison Dieu Road, Dover. This versatile property is arranged over four floors and would be ideal for a large family or investors. The accommodation boasts a large lounge/dining room, kitchen, five bedrooms and two bathrooms. Additional benefits include off street parking for multiple vehicles, sunny rear garden, downstairs W.C., utility room extra reception room, double glazing & gas central heating. Located within walking distance to St. James shopping development and Dover Priory train station, which gets you into London St. Pancras in just over an hour on the high-speed link. Connaught park is just around the corner too which is the perfect spot for a dog walk or to get some fresh air. For your chance to view call sole agent Burnap + Abel now on 01304 279107.





## Porch

## Entrance Hall

Radiator, carpeted stairs to the first floor and doors leading to;

## Lounge

16' 2" x 13' 8" (4.93m x 4.17m) Large lounge with carpeted floor, fire place, radiator and double glazed bay fronted windows.

## Dining Room

14' 2" x 12' 6" (4.32m x 3.81m) A spacious dining area with carpeted floor, fire place, double glazed window and cupboard with boiler.

## Kitchen

A mix of wall and base units, space for fridge freezer, cooker, washing machine and dishwasher. Door to the decked balcony area which has steps leading to the garden.

## First Floor Landing

Carpeted stairs, carpeted landing, window, radiator and doors leading to;

## Bedroom One

17' 7" x 12' 7" (5.36m x 3.84m) A large double bedroom with carpeted floor, fitted wardrobes, fire place and a double glazed bay fronted windows.

## Bedroom Two

12' 7" x 11' 7" (3.84m x 3.53m) Double bedroom with carpeted floor, radiator and double glazed window.

## Bedroom Four

12' 5" x 8' 6" (3.78m x 2.59m) Lino floor, radiator and double glazed window.

## Bathroom

12' 11" x 5' 7" (3.94m x 1.70m) Bath, separate electric shower, wash hand basin, heated towel rail and a frosted double glazed window.

## Bedroom Three

17' 6" x 14' 4" (5.33m x 4.37m) Double bedroom with carpeted floor, eave storage space and a double glazed window that boasts fabulous views of the Dover castle.

## Reception Room

18' 8" x 14' 0" (5.69m x 4.27m) Carpeted floor, radiator and double glazed window.

## W.C.

Low level W.C., wash hand basin, radiator and double glazed window.

## Utility

8' 8" x 8' 6" (2.64m x 2.59m) Space for washing machine and tumble dryer. Radiator and double glazed window.

## Bedroom

18' 7" x 13' 5" (5.66m x 4.09m) Double bedroom with carpeted floor, radiator and double glazed bay fronted windows.

## Bathroom

7' 2" x 6' 6" (2.18m x 1.98m) Bath with shower attachment, wash hand basin and radiator.

## Garden

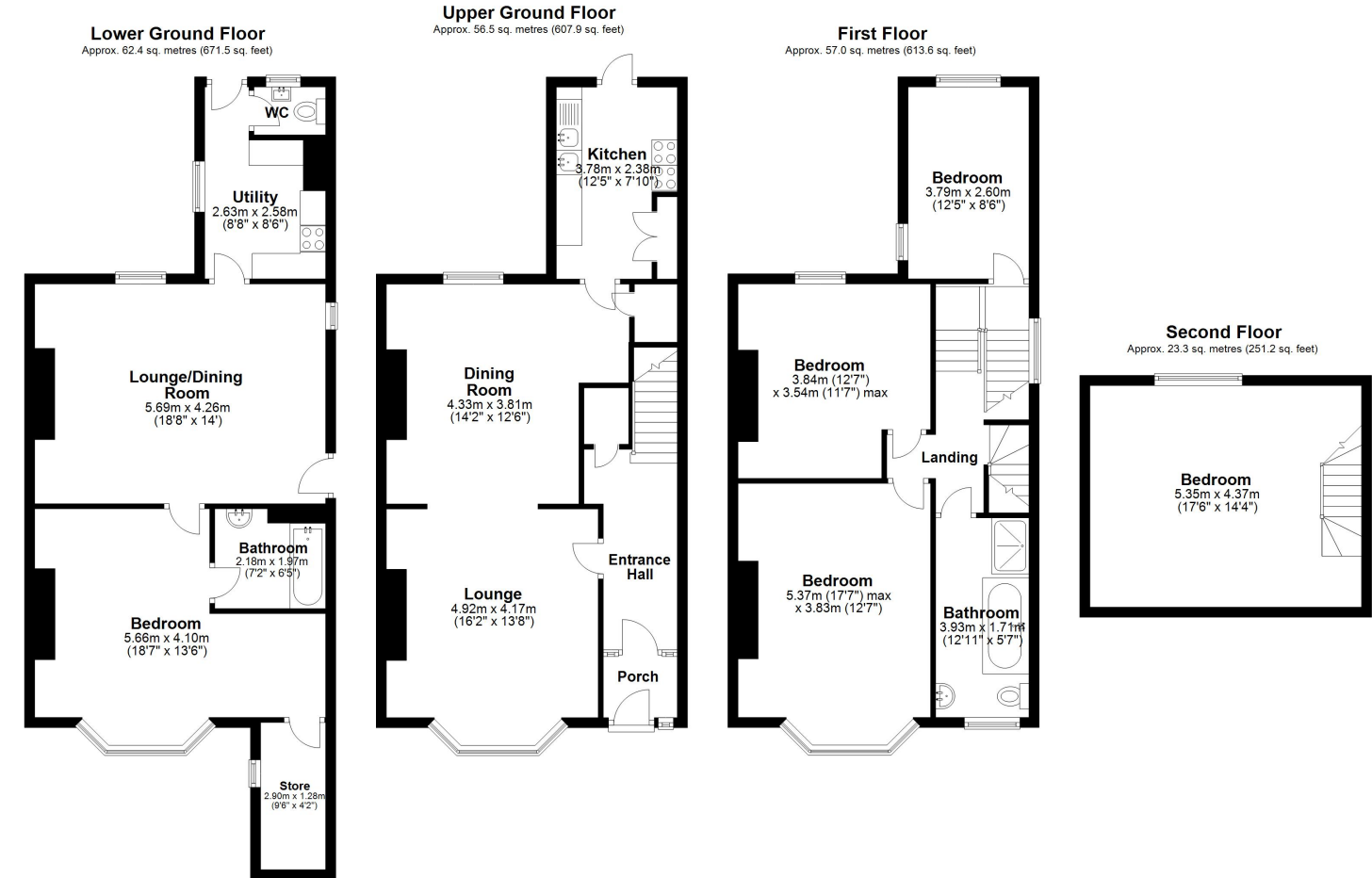
Large sunny rear garden with lawn, paved and decked areas. Ideal outside entertaining space. Side access.

## Off Street Parking

Off street parking for multiple vehicles.

## Area Information

Maison Dieu Road boasts many of Dover's noted and imposing properties. Within sight of Dover Castle, the area is convenient for Dover Town Centre with its selection of shopping, educational and recreational facilities along with the Docks and seafront. There are a number of excellent primary and secondary schools within walking distance.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

