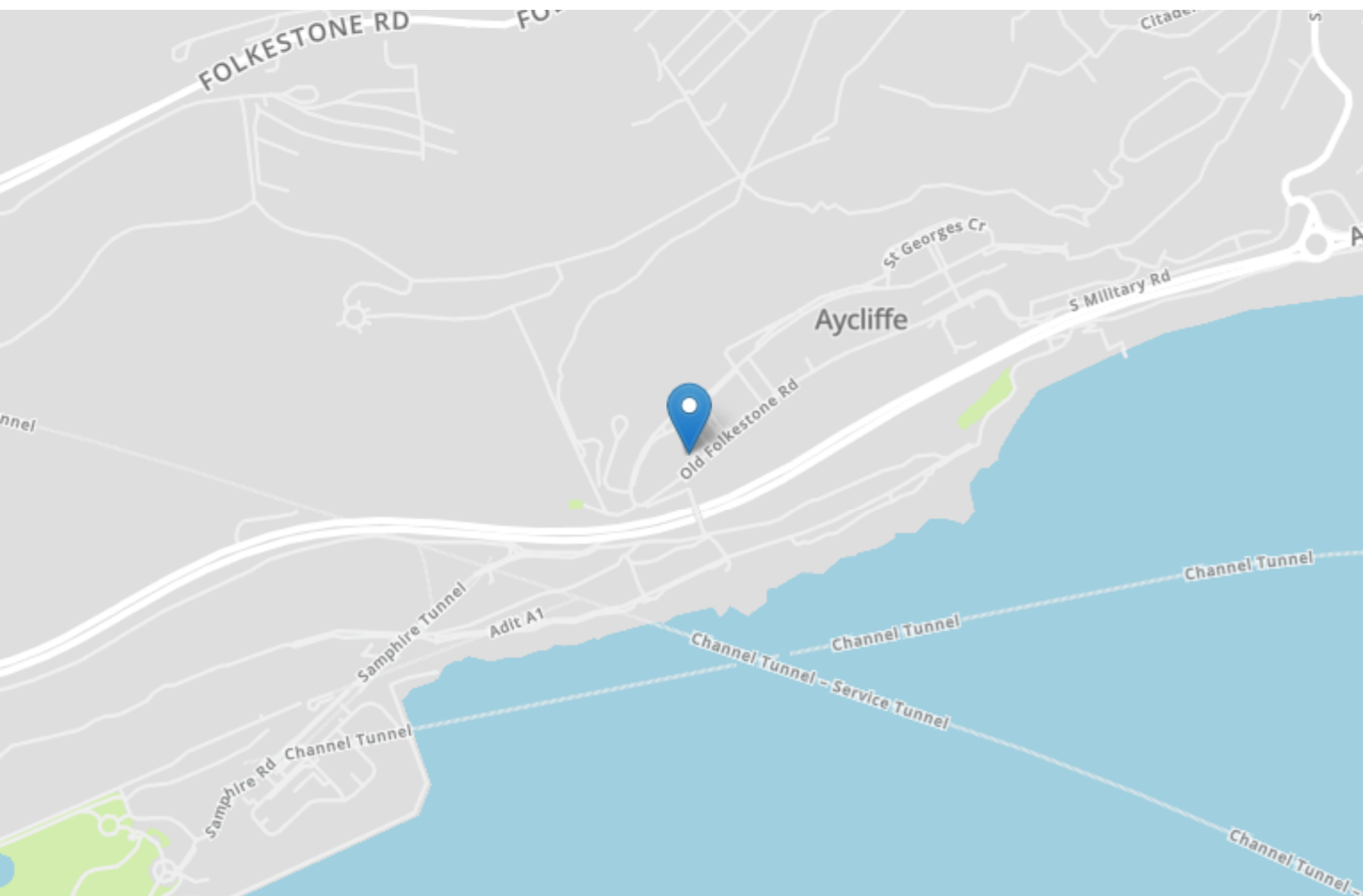


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



106 Old Folkestone Road

AYCLIFFE, Dover
CT17 9HF

£220,000 FREEHOLD

Draft Details...Price Range £220,000 - £230,000 | Three bedroom House | Ideal for first time buyers | Popular residential location | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Old Folkestone Road, Aycliffe, Dover. The property would be ideal for first time buyers and the accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a shower room. Additional benefits include a flat rear garden with rear access, double glazing and gas central heating. The property is located in the highly sought after Aycliffe area of Dover, a short journey away from the town centre and will surely attract a variety of purchasers from first time buyers to investors. For your chance to view call sole agent Burnap + Abel on 10304 279107.



Entrance Hall

Carpeted stairs, radiator and doors leading to;

Lounge / Dining Room

20' 5" x 10' 11" (6.22m x 3.33m) Large lounge with carpeted floor, two radiators, cupboard space and double glazed windows front and back.

Kitchen

11' 2" x 10' 11" (3.40m x 3.33m) A mix of wall and base units, space for cooker, washing machine and fridge freezer. Double glazed window, under stair storage space and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, airing cupboard, loft hatch and doors leading to;

Bedroom One

14' 9" x 10' 11" (4.50m x 3.33m) Double bedroom with carpeted floor, built in cupboard space, radiator and double glazed window.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) Double bedroom with carpeted floor, cupboard space, radiator and double glazed window.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m) A generous size third bedroom with carpeted floor, cupboard space, radiator and double glazed window.

Shower Room

Shower, wash hand basin, radiator, cupboard space and double glazed window.

Separate W.C.

Low level W.C., radiator and double glazed window.

Garden

A generous size flat rear garden with paved and lawn areas.

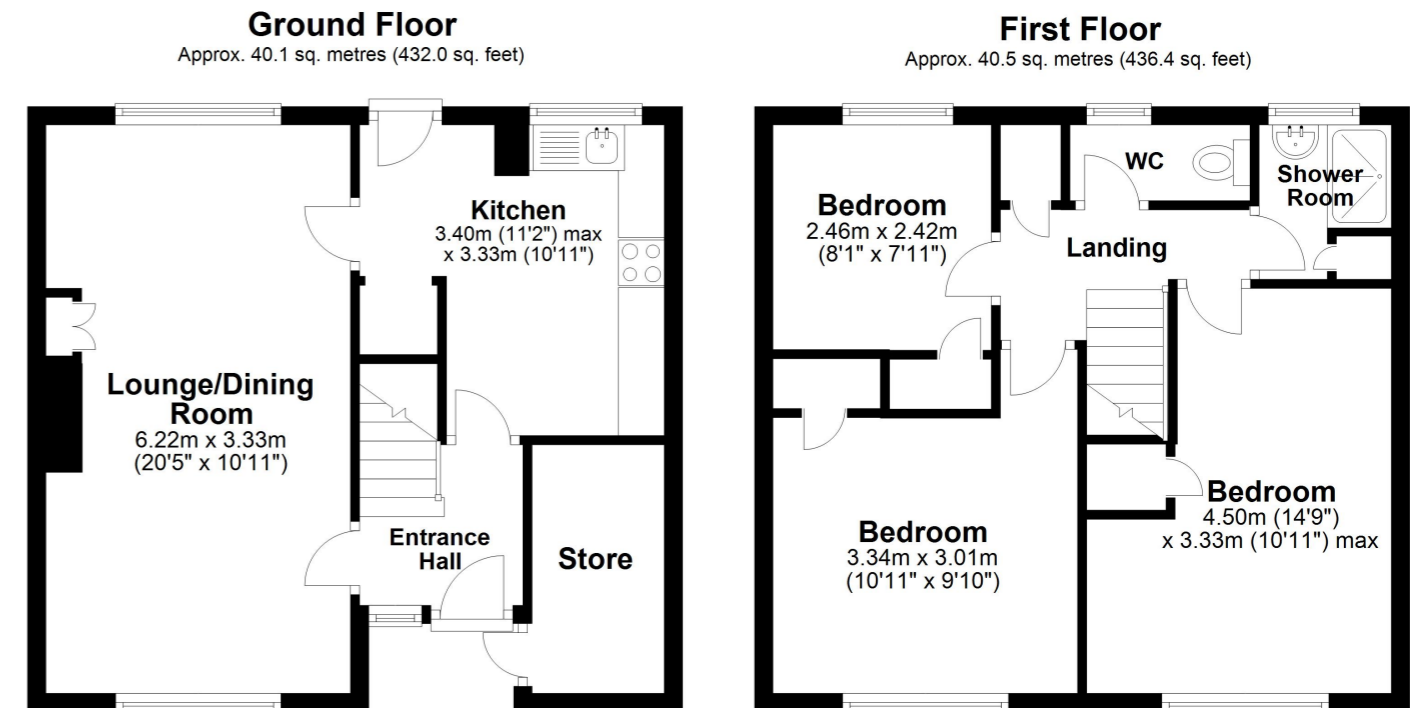
Rear access

Store room

At the front of the property is a spacious storage room

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.



Total area: approx. 80.7 sq. metres (868.4 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

