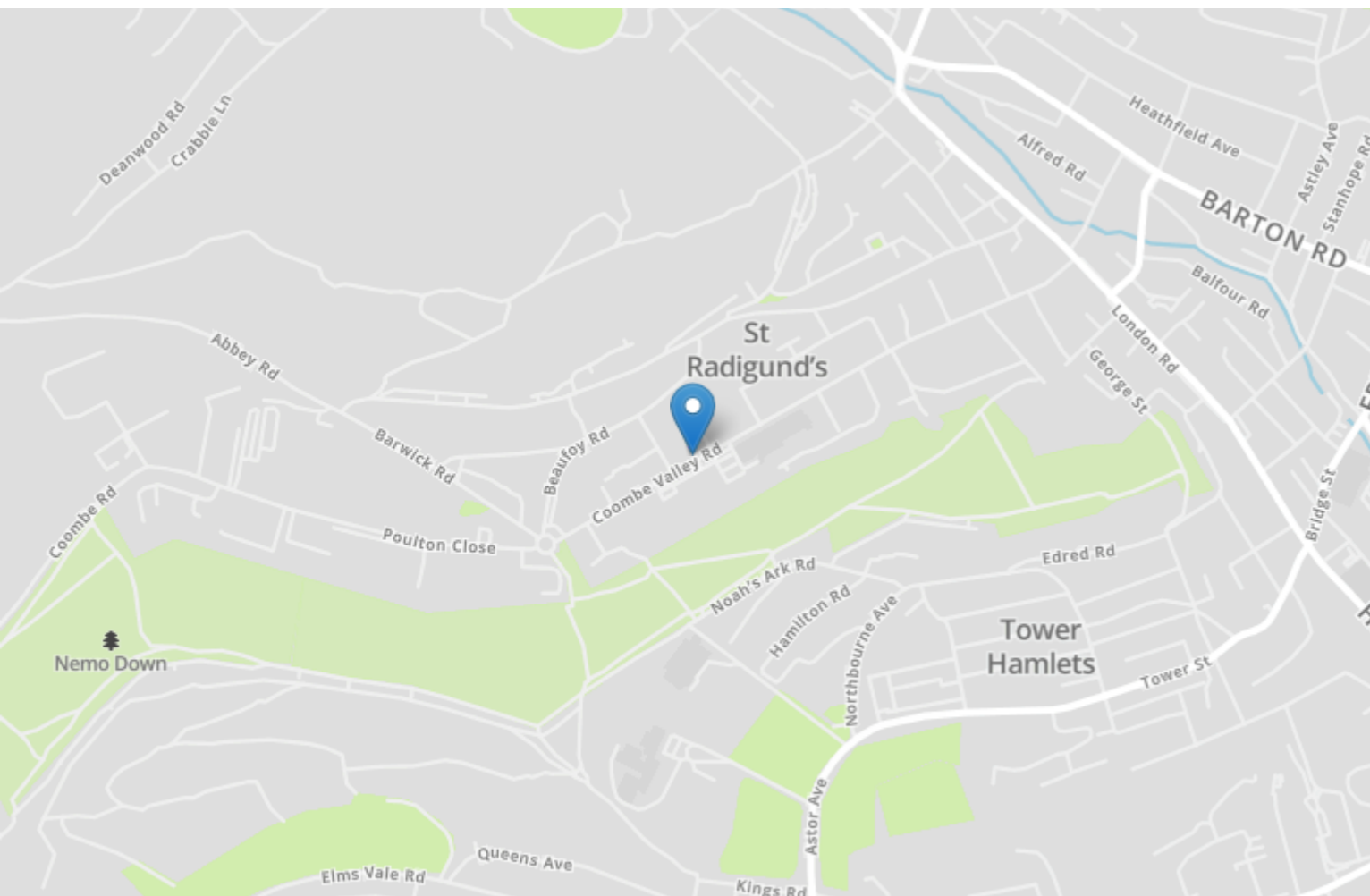


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



182 Coombe Valley Road

Dover
CT17 0HE

£160,000 FREEHOLD

Draft Details...Price Range £160,000 - £170,000 | Chain Free | Two bedroom House | Ideal for First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom house located in the conveniently placed Coombe Valley Road, Dover. The property is in good condition throughout and the accommodation offers a lounge / dining room, kitchen, two bedrooms and a bathroom. Additional benefits include a generous size rear garden, double glazing, gas central heating AND NO ONWARD CHAIN. This property is situated in a popular residential area within close proximity of local shops and amenities. The town centre is a short walk away, and buses pass regularly on the nearby London Road. Within the area is a good range of primary and secondary schools including the Girl's and Boy's Grammar. There are excellent access routes to the A2/M2 to Canterbury and the M20 via the Alkham Valley. Dover Priory train station with its fast link train to London St Pancras in 1 hour 10 minutes is only a short drive away. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge / Dining Room

22' 3" x 12' 2" (6.78m x 3.71m) A large lounge / dining room with laminate floor, double glazed bay fronted window to the front, electric fire place, space for table and chairs, radiator x 2 and double glazed window at the rear.

Kitchen

9' 6" x 6' 11" (2.90m x 2.11m) A mix of wall and base units, space for fridge, freezer and dishwasher. Integrated oven/hob, wall mounted boiler, double glazed window and doors to the garden.

First Floor Landing

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

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

9' 4" x 7' 10" (2.84m x 2.39m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

9' 6" x 6' 11" (2.90m x 2.11m) Spacious bathroom with low level W.C., bath with electric shower, wash hand basin, plumbing and space for a washing machine, radiator and a frosted double glazed window.

Garden

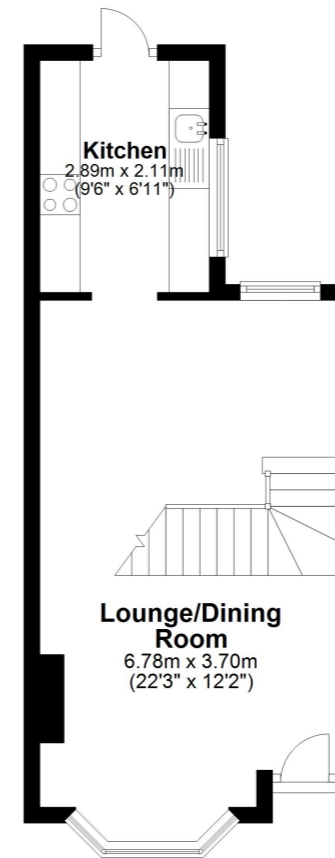
A generous size rear garden with paved and lawn areas.

Area Information

The property is situated close to Dover Town Centre with its range of amenities including 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 property is on the main bus route and there are several primary and secondary schools located around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station is only a 15-minute walk or a 5-minute drive away and offers excellent fast speed connections to the capital.

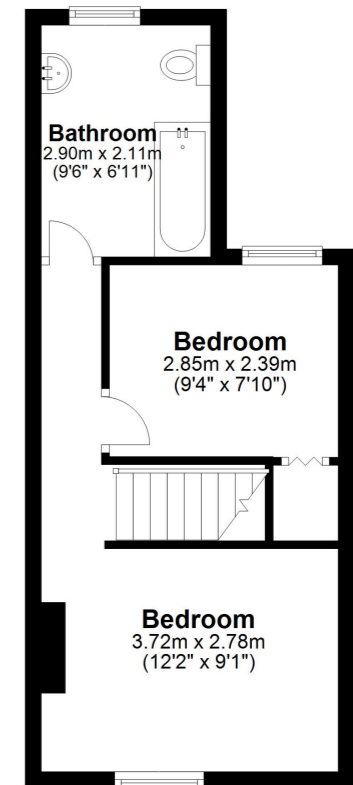
Ground Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 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.

