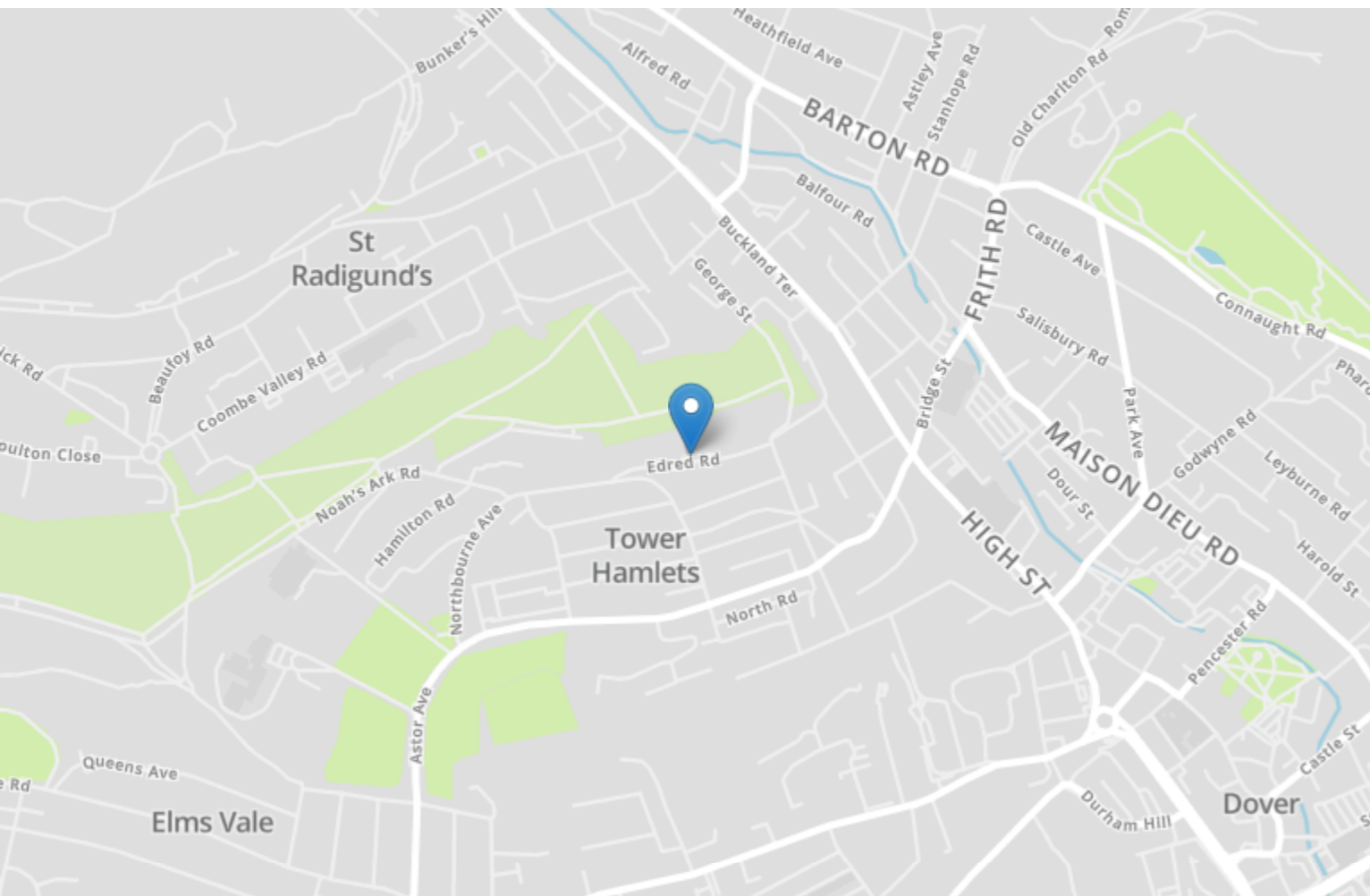


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 48 Edred Road

Dover  
CT17 0RP

**£220,000 FREEHOLD**

Draft Details... Two Bedroom Terraced House | Ideal First Time Buy or Buy-to-Let Investment | Two Double Bedrooms | Off Road Parking for Two Vehicles | Gas Combination Boiler Installed Approx. 2020 (Annually Serviced)... Burnap + Abel are delighted to offer onto the market this fabulous two bedroom mid terraced house situated on the popular Edred Road, Dover. In our opinion the property is in good condition throughout and boasts a spacious living/dining area, kitchen, two double bedrooms & upstairs family bathroom. Additional benefits include off road parking for two vehicles, a low maintenance rear garden, double glazing and gas combi boiler (installed approx. 2020 and annually serviced every June). Edred Road is located within the Tower Hamlets district of Dover which offers easy access to a number of local schools, shops and public transport routes. Within walking distance is a selection of supermarkets as well as Dover Priory Train Station with links to HS1 allowing a speedy route to London St Pancras International. For your chance to view please call sole agents Burnap + Abel now on 01304 279107.



## Entrance Hall

A spacious and welcoming hallway with wood flooring, radiator and doorways leading to;

## Lounge/Diner

5.01m x 3.92m (16'5" x 12'10"). A good sized living area with carpeted flooring, radiator, under stair storage cupboard, double glazed window and double glazed sliding door leading to garden.

## Kitchen

2.95m x 1.82m (9'8 x 6'). A mix of wall and base units with sink, integrated oven and electric hob. There is also space for a washing machine and fridge/freezer. Also within the kitchen you will find a wall mounted combination boiler (installed approx. 2020 and annually serviced every June), radiator, wood flooring and double glazed window.

## Landing

Exposed and painted wooden stairway with removable carpet treads and carpeted landing with doors leading to;

## Bedroom One

3.92m x 2.88m (12'10" x 9'5"). A good sized double bedroom with fitted wardrobes, radiator, carpeted flooring and double glazed windows.

## Bedroom Two

3.92m x 2.95m (12'10" x 9'8"). Another double bedroom with radiator, carpeted flooring and double glazed window.

## Bathroom

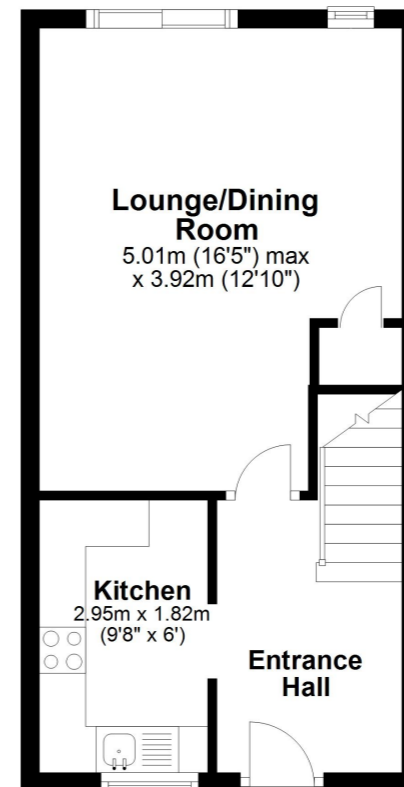
1.96m x 1.79m (6'5" x 5'10"). Bath with overhead shower attachment, hand wash basin, low level W.C., radiator and lino flooring.

## Garden

A low maintenance rear garden with artificial grass.

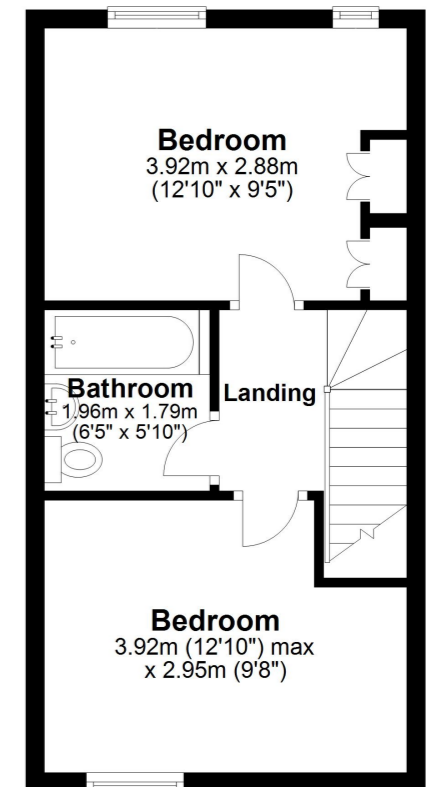
### Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

