
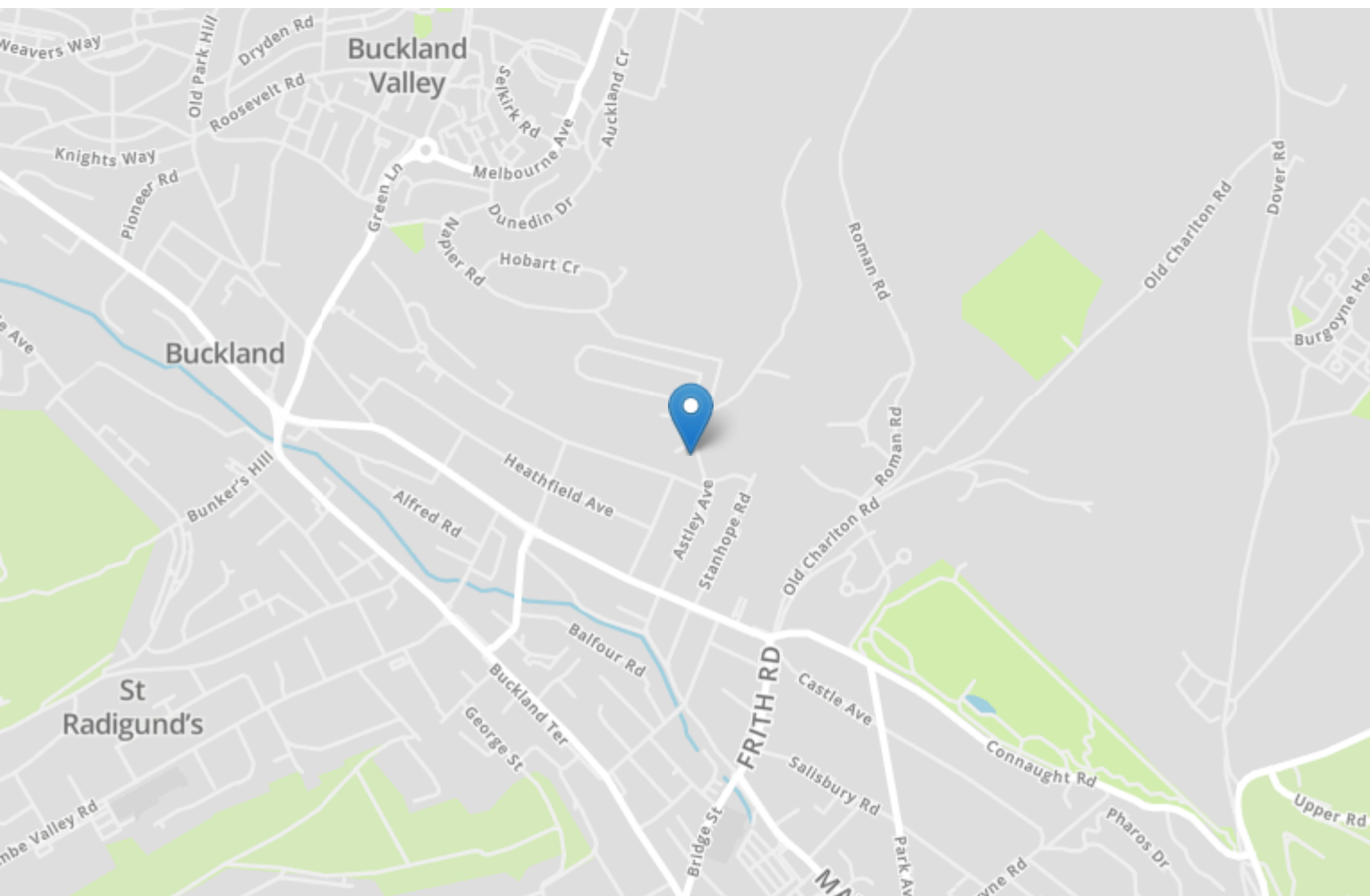


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 86 Astley Avenue

Dover  
CT16 2PW

**£250,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...A three-bedroom semi-detached family home located in the highly sought-after Astley Avenue, Dover. The property is in need of modernisation throughout, making it an ideal purchase for buyers looking to put their own stamp on a home. The accommodation comprises a spacious lounge and dining room, kitchen, three good-sized bedrooms to the first floor, and a shower room. Additional benefits include a large rear garden with side access, gas central heating, and no onward chain. Ideally situated within close proximity to a number of schools and local shops, this property would make an excellent family home or investment opportunity. For your chance to view call Burnap + Abel 01304 279107





Lounge

13' 4" x 10' 11" (4.06m x 3.33m)

Dining Room

12' 5" x 11' 6" (3.78m x 3.51m)

Kitchen

11' 8" x 7' 3" (3.56m x 2.21m)

Bedroom One

13' 5" x 12' 5" (4.09m x 3.78m)

Bedroom Two

11' 6" x 11' 0" (3.51m x 3.35m)

Bedroom Three

9' 10" x 7' 6" (3.00m x 2.29m)

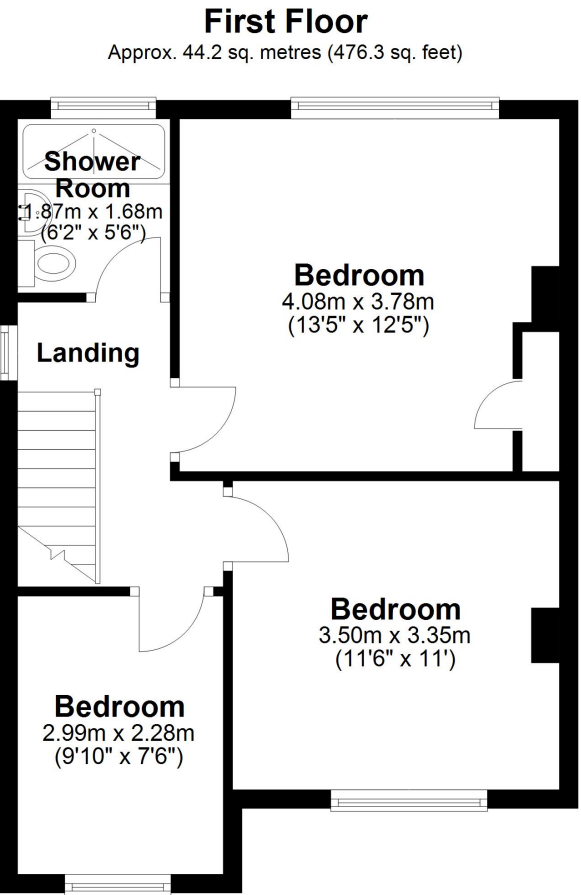
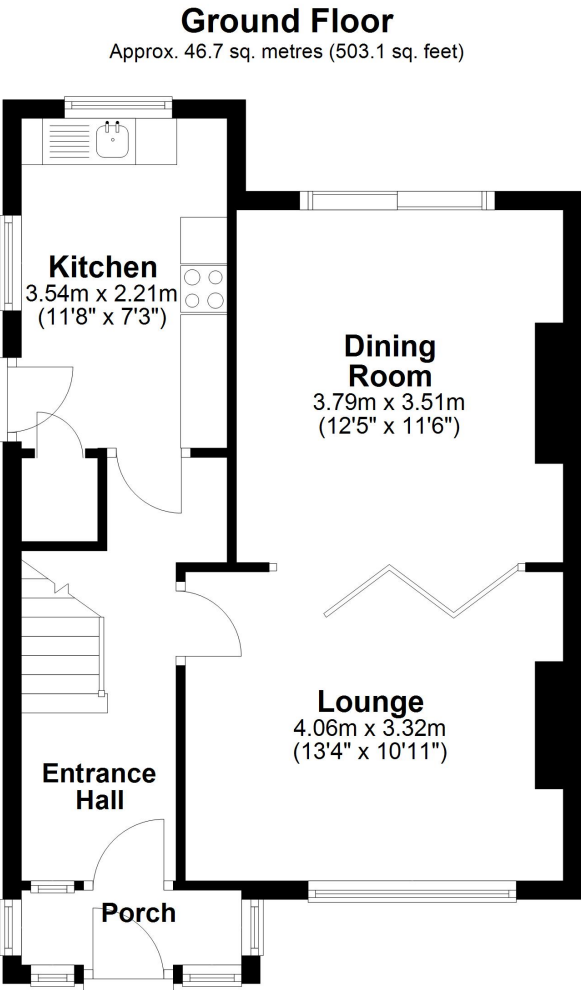
Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

Garden

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Morrisons & Asda superstores. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

