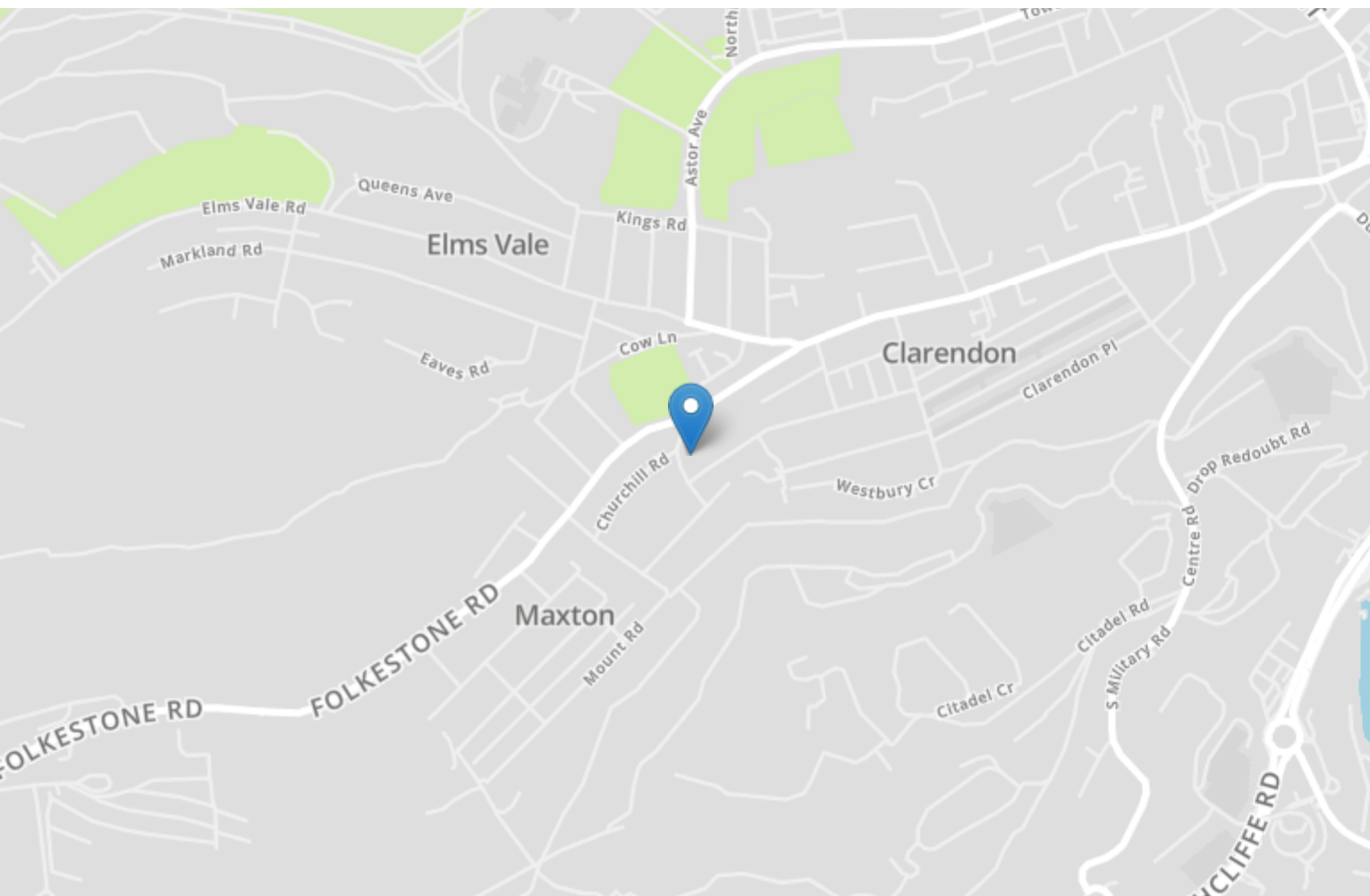


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

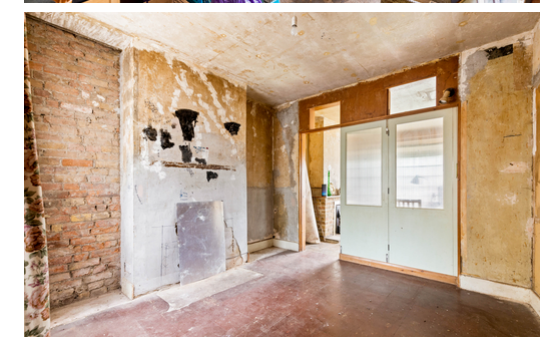


## 9 Shakespeare Road

Dover  
CT17 9QW

**£205,000 FREEHOLD**

Draft Details...Offers Over £205,000 | Chain Free | In Need Of Refurbishment | Semi Detached | Close Proximity To The Dover Priory Train Station | Burnap + Abel are delighted to offer onto the market this fantastic investment opportunity which is located on the popular Shakespeare Road, Dover. The property is in need of refurbishment throughout and the accommodation boasts a lounge, dining room, kitchen, modern wet room and two/three bedrooms. Additional benefits include a large garden, gas central heating (modern boiler) and NO ONWARD CHAIN. The immediate area has local shops nearby as well as public houses and is in very close proximity to the Dover's high speed rail link into St Pancras, London. Dover has seen some excellent investment in recent years with its high street and St James shopping complex. For your chance to view call sole agent Burnap + Abel on 01304 279107.





**Lounge**

13' 10" x 12' 9" (4.22m x 3.89m)

**Dining Room**

11' 0" x 10' 10" (3.35m x 3.30m)

**Kitchen**

12' 3" x 8' 11" (3.73m x 2.72m)

**Wet Room**

12' 2" x 4' 8" (3.71m x 1.42m)

**Bedroom**

13' 11" x 10' 9" (4.24m x 3.28m)

**Bedroom**

10' 10" x 8' 6" (3.30m x 2.59m)

**Loft Room**

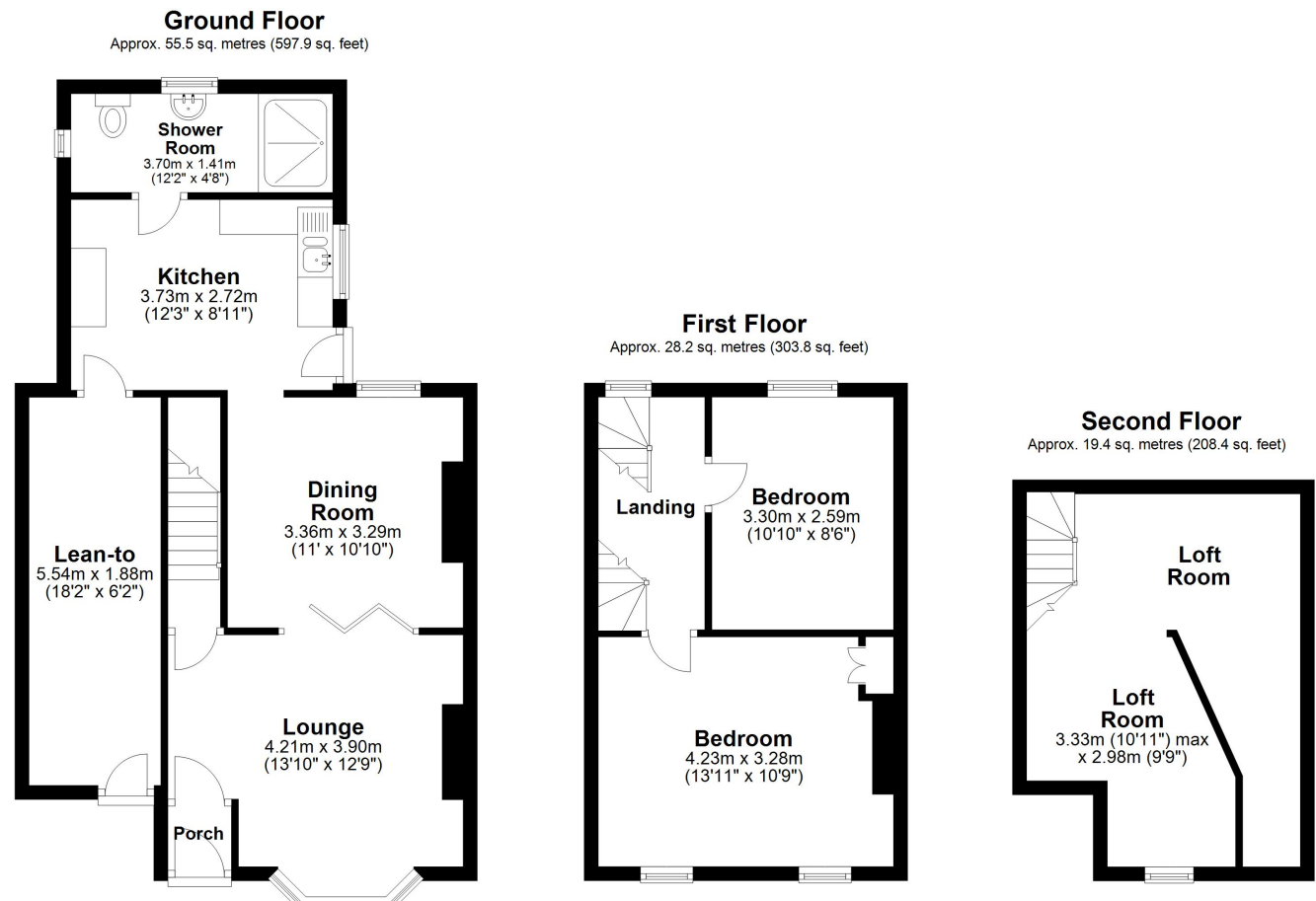
10' 11" x 9' 9" (3.33m x 2.97m)

**Garden**

**Lean To**

**Area Information**

The property sits in a convenient location with plenty of local amenities close by as well as local primary and secondary schools. Dover Priory train station is within walking distance and provides a high-speed service into London and of course the port of Dover is on your doorstep and the access to the continent that comes with it. The vibrant town of Folkestone is also easily accessed from here and that itself provides an array of secondary schools, cafe's, bars and restaurants.



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.

