

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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	



## 63 Edred Road

Dover  
CT17 0BU

**£190,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel | Guide Price £190,000 to £200,000 | We are delighted to offer onto the market this fantastic three bedroom house on Edred Road, Dover, The property is set over three floors and the accommodation boasts a lounge with open fire place, separate dining room, kitchen, three double bedrooms and a family bathroom. Additional benefits include a sunny garden with rear access, two toilets, double glazing, gas central heating and NO ONWARD CHAIN. The property is situated in a popular residential location of Dover close to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For your chance to view call sole agent Burnap + Abel on 01304 279107.



### Lounge

12' 10" x 10' 2" (3.91m x 3.10m)

### Bedroom Three

10' 0" x 10' 0" (3.05m x 3.05m)

### Dining Room

13' 0" x 10' 0" (3.96m x 3.05m)

### Kitchen

12' 10" x 10' 1" (3.91m x 3.07m)

### Bathroom

6' 7" x 5' 0" (2.01m x 1.52m)

### Bedroom One

13' 0" x 10' 1" (3.96m x 3.07m) With W.C. and wash hand basin off of the bedroom.

### Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m)

### Garden

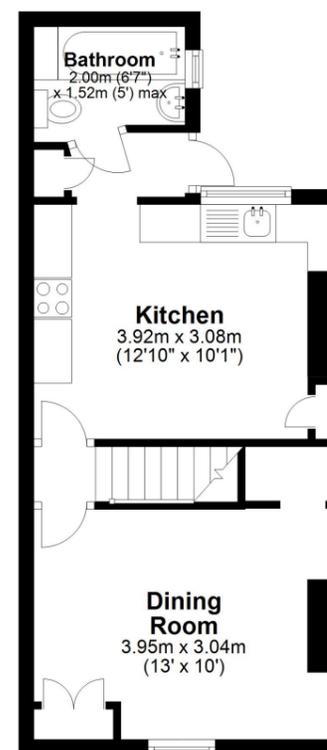
Spacious sunny garden with rear access.

### Area Information

Located in a popular suburb of Dover and just a short walk into town and the high speed train station which will have you in London, St Pancras in just over an hour. Dover is perhaps best known for its towering White Cliffs & Dover Castle, but the historic port and surrounding areas have a lot more to offer than simply the natural formation, from historical sites to seaside eateries to boat trips. A good selection of well regarded schools are within close proximity including the Dover Grammar Schools and Duke of York's Royal Military School.

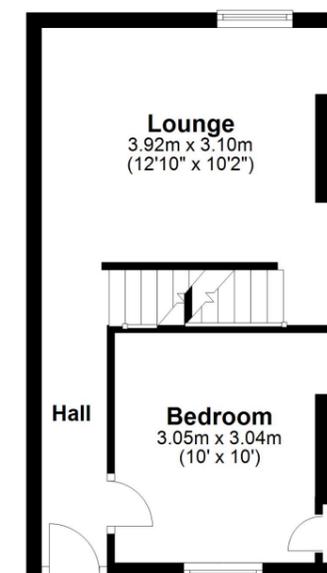
### Lower Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



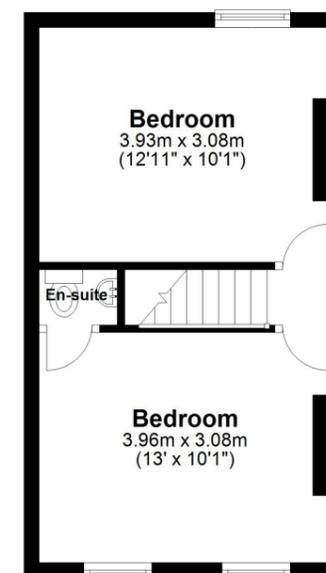
### Ground Floor

Approx. 28.0 sq. metres (301.5 sq. feet)



### First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.6 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.

