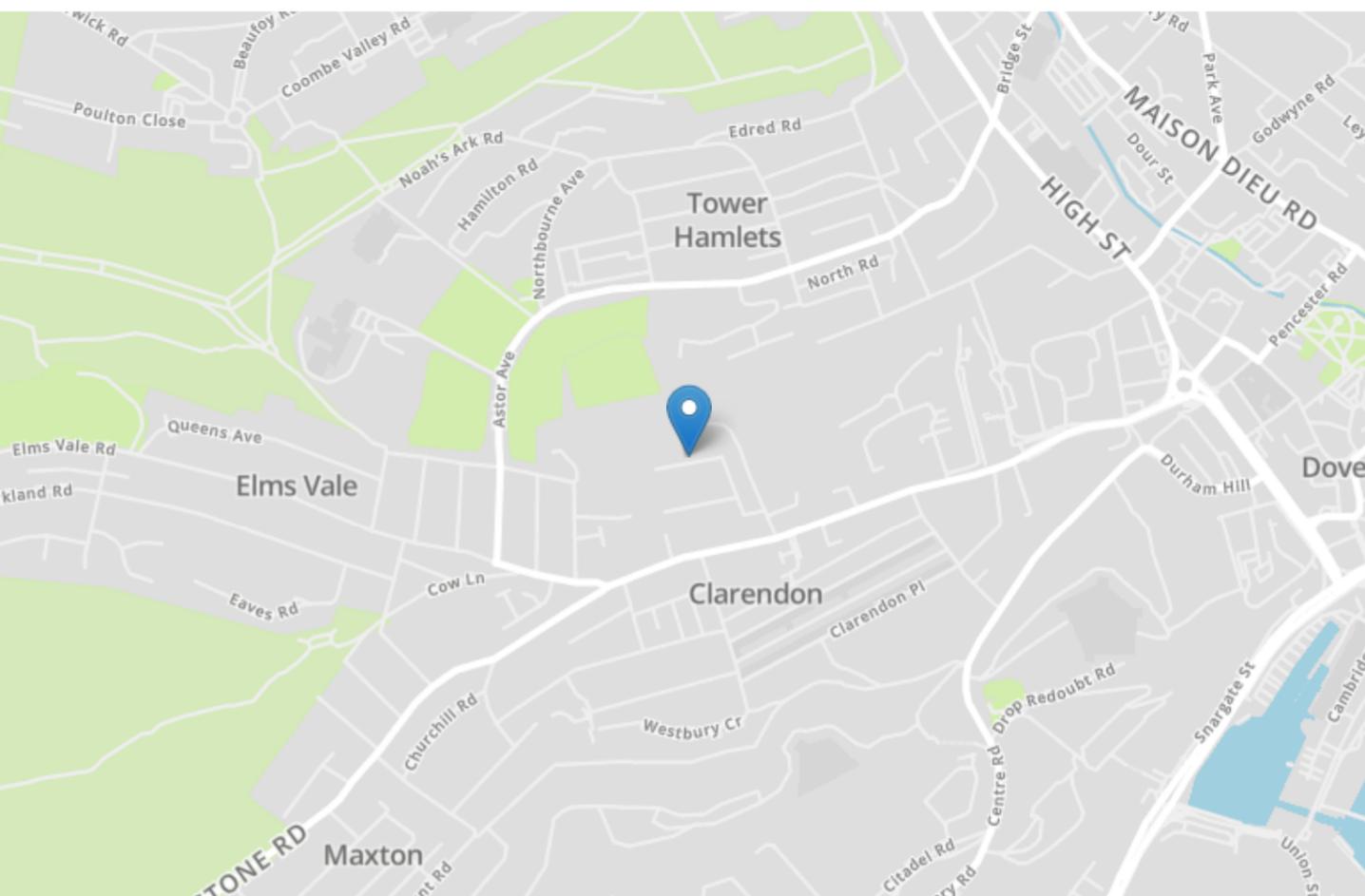


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>68</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## 20 Winchelsea Terrace

Dover  
CT17 9SX

**£170,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...A wonderful opportunity to acquire this fantastic three-bedroom terraced home, set in the ever-popular Winchelsea Terrace in Dover. Perfectly positioned within close proximity to a selection of schools, local shops, and Dover Priory train station - offering fast links to London - this property provides convenience and connectivity in equal measure. The accommodation features a welcoming lounge/dining room, a well-proportioned kitchen, three bedrooms, and a downstairs bathroom. Outside, the property enjoys a rear garden, ideal for relaxing or entertaining. Additional benefits include part double glazing, gas central heating, and the significant advantage of no onward chain, ensuring a smooth and straightforward purchase. This home is ideal for buy-to-let investors or first-time buyers seeking a well-located property with excellent potential. For you chance to view call Burnap + Abel on 01304 279107.



### Lounge

13' 3" x 10' 1" (4.04m x 3.07m)

### Dining Room

13' 9" x 13' 3" (4.19m x 4.04m)

### Kitchen

9' 9" x 6' 10" (2.97m x 2.08m)

### Bathroom

7' 10" x 6' 6" (2.39m x 1.98m)

### Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

### Bedroom Two

11' 6" x 8' 0" (3.51m x 2.44m)

### Bedroom Three

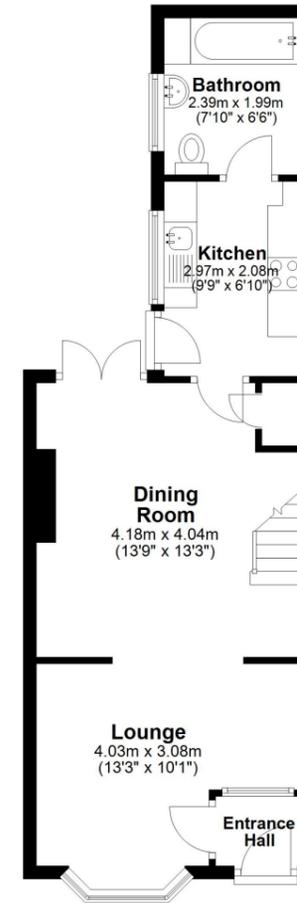
9' 10" x 6' 9" (3.00m x 2.06m)

### Garden

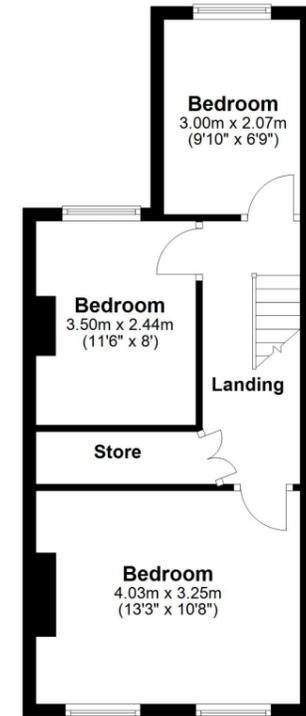
### Area Information

This property is situated in a popular residential area of Dover only a short distance from the town centre and within walking distance of Dover Priory railway station with its fast link train to London St Pancras in 1 hour 5 minutes. There are excellent access routes to the A20/M20 to Ashford and London. There are a good range of primary and secondary schools in the area, including the Dover Boys' Grammar School.

**Ground Floor**  
Approx. 43.4 sq. metres (467.2 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)

