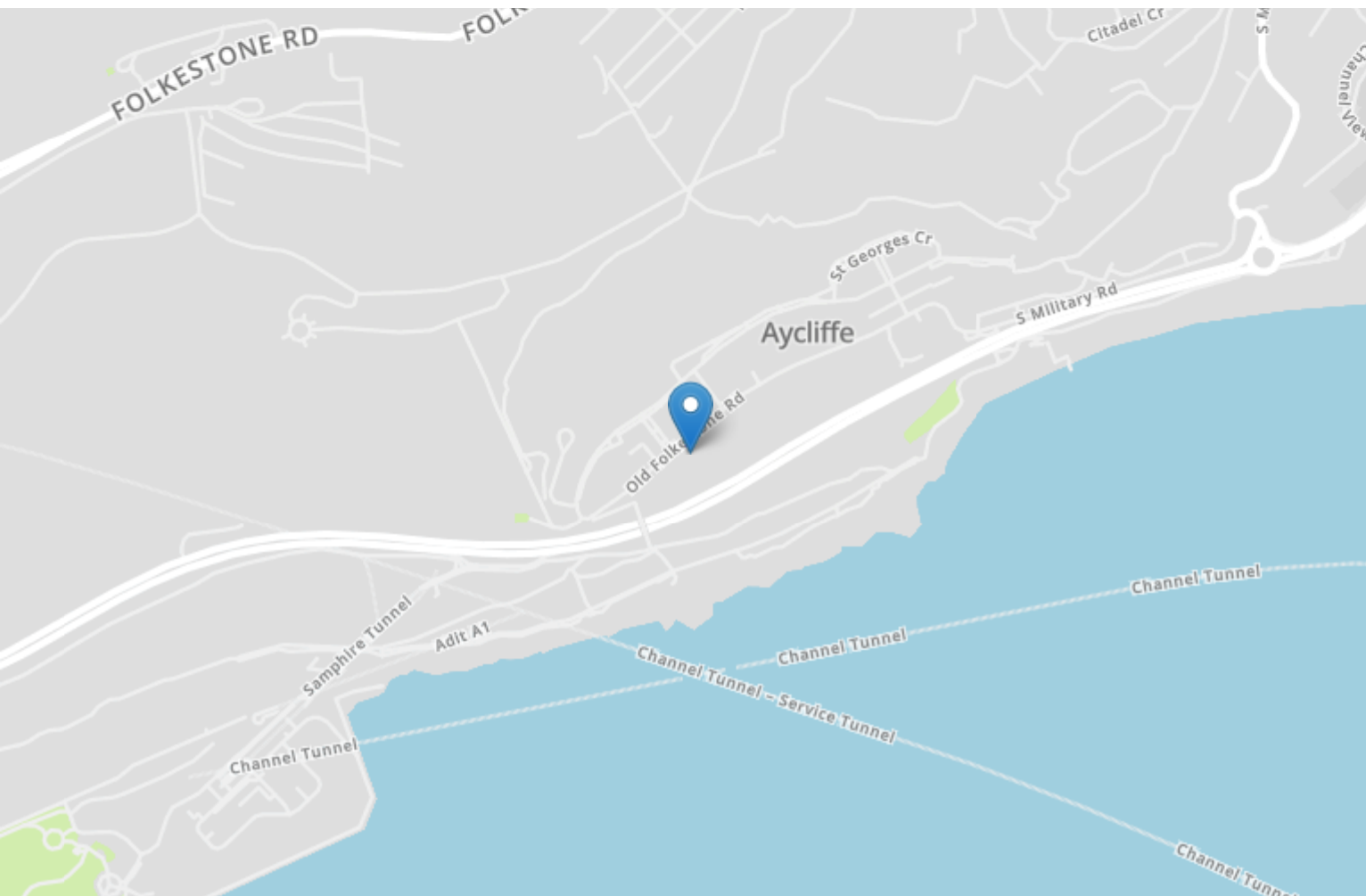


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



161 Old Folkestone Road

AYCLIFFE, Dover
CT17 9HD

£290,000 FREEHOLD

Draft Details...Price Range £290,000 - £300,000 | Beautiful Three Bedroom Family Home | Driveway for Approximately Four Cars | Large landscaped Rear Garden Offering Extension Potential To The Side & Rear (STPP) | Downstairs W.C. | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached family home located in the highly sought after Aycliffe, Dover. The accommodation would be ideal for those with a growing family and the accommodation boasts a spacious lounge/dining room with log burner, modern kitchen, three bedrooms and a modern style bathroom. Additional benefits include off street parking for four cars, a sunny landscaped rear garden with side access, downstairs W.C., double glazing and a modern boiler (Approximately three years old, nine years warranty remaining & annually serviced). The property is located in the highly sought after Aycliffe area of Dover, a short journey away from the town centre and will surely attract a variety of purchasers from first time buyers to investors. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Tiled floor, stairs to first floor and doors leading to;

W.C.

Low level W.C., wash hand basin, heated towel rail, modern wall mounted boiler (Three Years Old, Nine Years Warranty Remaining & Annually Serviced) and double glazed window.

Lounge/Dining Room

20' 5" x 10' 11" (6.22m x 3.33m) A spacious lounge/dining room with laminate floor, log burner, double glazed windows, radiator and space for table and chairs.

Kitchen

11' 2" x 7' 9" (3.40m x 2.36m) Modern fitted kitchen with a mix of wall and base units, space for washing machine, fridge freezer and cooker. Storage cupboard with power sockets for microwave, larder, double glazed window and door to garden.

First Floor Landing

Carpeted landing, loft hatch, cupboard and doors leading to;

Bedroom One

14' 8" x 11' 1" (4.47m x 3.38m) Large double bedroom with Kandeian floor, built in cupboard, radiator and double glazed window.

Bedroom Two

11' 0" x 9' 10" (3.35m x 3.00m) Large double bedroom with carpeted floor, over stairs storage cupboard, radiator and double glazed window.

Bedroom Three

8' 0" x 7' 11" (2.44m x 2.41m) A generous size third bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

Bathroom

5' 8" x 5' 0" (1.73m x 1.52m) Modern style bathroom with wash hand basin, bath with overhead shower, heated towel rail and double glazed window.

Separate W.C.

Low level W.C., wash hand basin, radiator and double glazed window.

Garden

A large landscaped rear garden with Indian Sandstone paved seating and lawn areas and side access. There is potential to extend to the side and rear (subject to obtaining all relevant planning permission). External tap and power sockets.

Parking

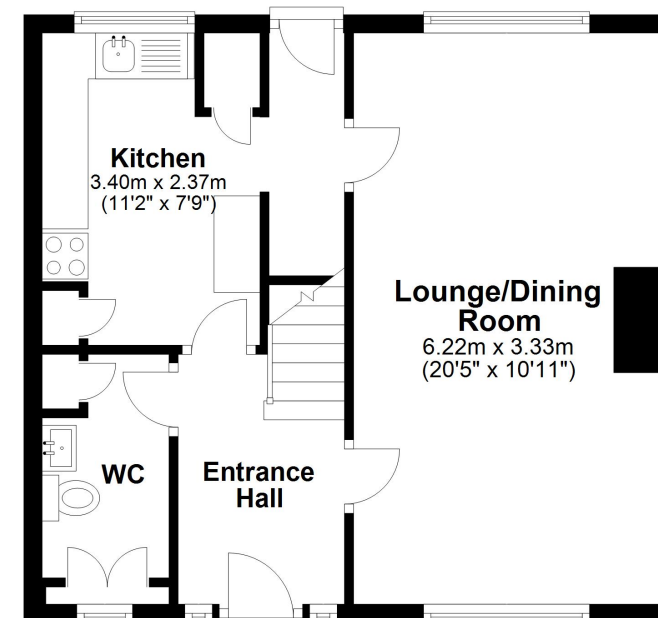
A large driveway with parking for approximately four cars.

Area Information

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

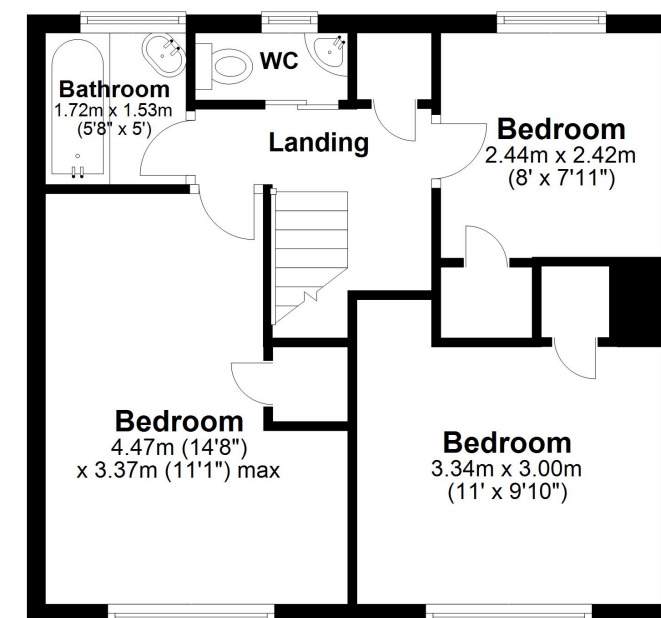
Ground Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 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.

