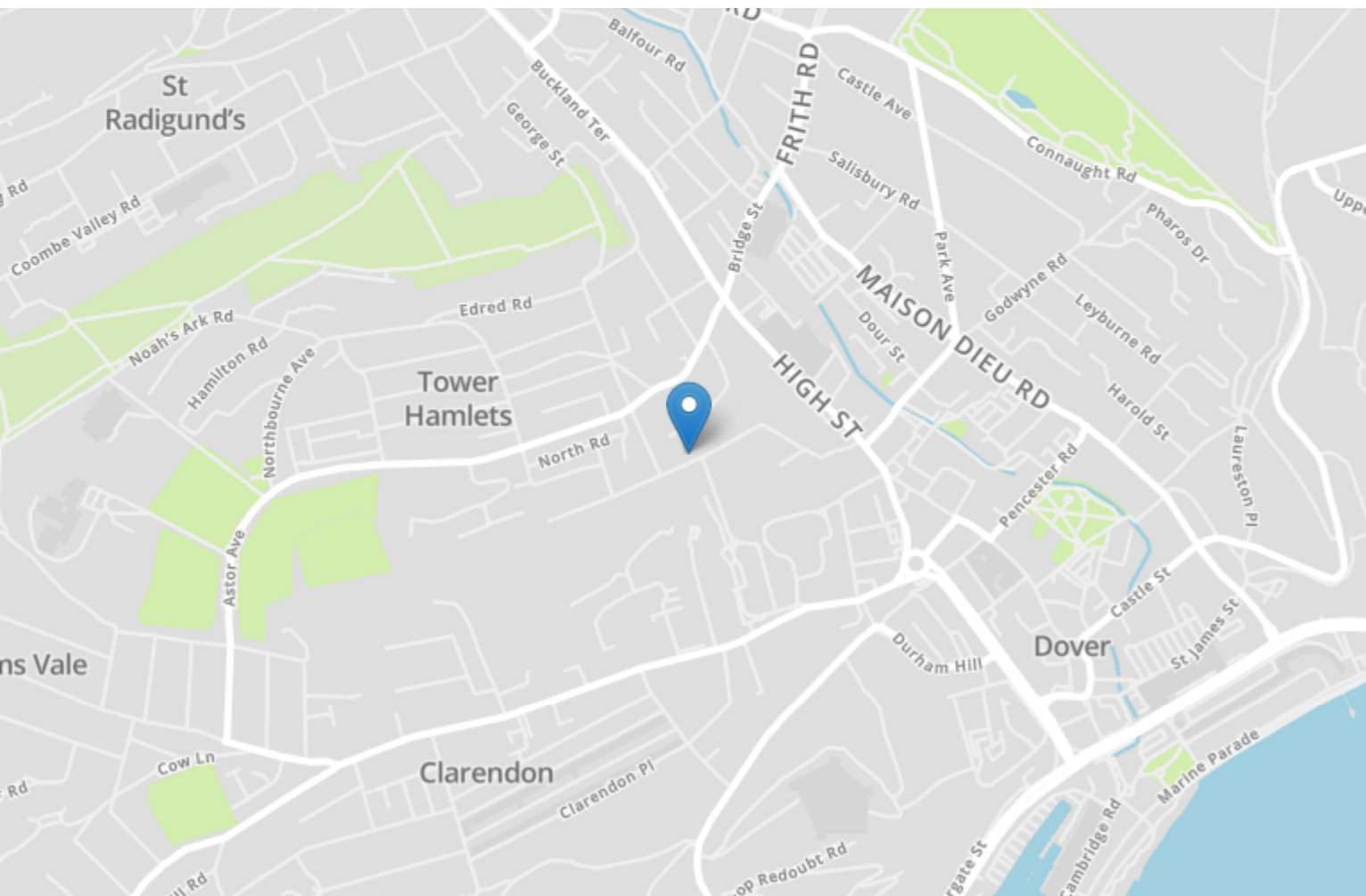


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 78 Priory Hill

Dover  
CT17 0AD

**£360,000 FREEHOLD**

Draft Details... 3 Bedroom End of Terrace House | Garage and Off Road Parking for Two Cars | Utility | Downstairs W.C. | Sunny Rear Garden | Double Glazing and Gas Central Heating | Close to Dover Priory Train Station and Amenities... Burnap + Abel are delighted to offer onto the market this three bedroom end of terrace house situated on the popular Priory Hill, Dover. The accommodation is built over three floors and offers two good sized double bedrooms and one single bedroom, upstairs family bathroom, spacious lounge/dining room, kitchen, downstairs utility room and W.C. and a garage. Additional benefits include a generously sized entrance hall, sunny rear garden, off road parking for two cars, double glazing and gas central heating. The property is located within a short walk to Dover town centre and Dover Priory Train Station, offering speedy links to London St. Pancras International via HS1. There are also a variety of primary and secondary schools nearby, including Dover boys and girls grammar schools. For your chance to view, please Burnap + Abel now on 01304 279107.



## Entrance Hall

Spacious entrance hall with laminate wood flooring, double glazed window and radiator. Carpeted stairway leading to Lounge and doorways leading to;

## Utility Room

3.01m x 1.39m (9'11" x 4'7"). A handy utility area with wall mounted storage units, worktop and tiled flooring. Space for under counter freezer, washing machine and water softener.

## Downstairs W.C.

Low Level W.C., hand wash basin, wall mounted boiler and tiled flooring.

## Lounge

4.85m x 4.29m (15'11" x 14'1"). Large and bright lounge with double glazed windows, laminate wood flooring, two radiators and electric fireplace.

## Dining Room

3.23m x 2.64m (10'7" x 8'8"). A good sized dining area with radiator, laminate wood flooring, sliding external door leading to garden. Archway leading to;

## Kitchen

3.10m x 2.34m (10'2" x 7'8"). A mix of wall and base units, sink and integrated fridge/freezer, slimline dishwasher, double oven, gas hob and cooker hood. Double glazed window and laminate wood flooring.

## Landing

Carpeted stairway and landing with loft access and airing cupboard. Doors leading to:

## Bedroom One

3.67m x 3.04m (12' x 10'). A good sized double bedroom with fitted wardrobes, built in storage cupboard, laminate wood flooring, radiator and double glazed window.

## Bedroom Two

3.60m x 2.90m (11'10" x 9'6"). Another spacious double bedroom with fitted wardrobes, laminate wood flooring, radiator and double glazed window.

## Bedroom Three

2.66m x 2.09m (8'9" x 6'10"). Currently used as an office, this bedroom is finished with laminate wood flooring, radiator and double glazed window.

## Bathroom

2.75m x 1.98m (9' x 6'6"). Bath with overhead shower, low level W.C., hand wash basin, storage cupboard, tiled flooring, double glazed window and radiator.

## Garage

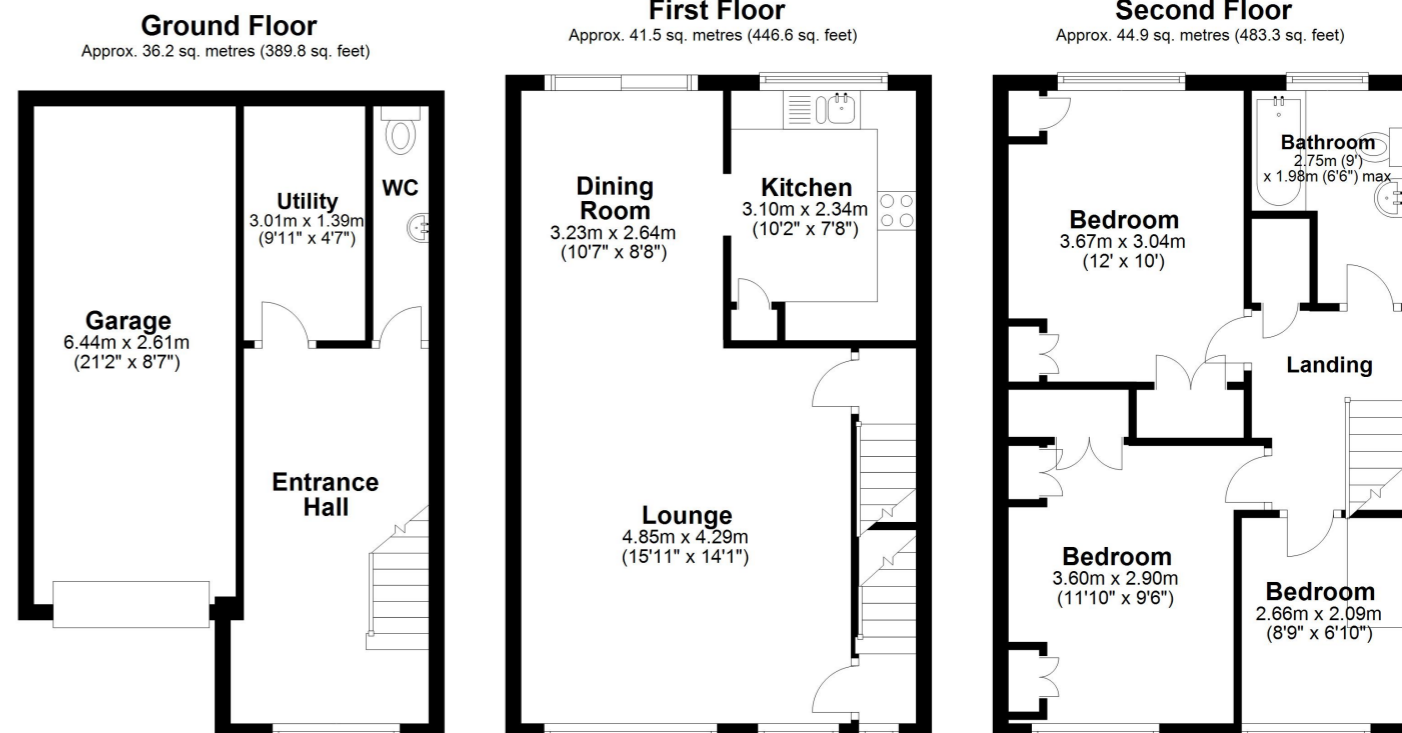
Single garage with lighting and power. In front of the garage is a driveway for two cars.

## Garden

Sunny rear garden with side access, block paved patio area and lawn grass beyond.

## Area Information

Situated on the edge of the town centre of Dover close to many popular primary and secondary schools and is within easy reach of a range of local amenities, the new 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. The Port and iconic White Cliffs are a short drive as is the medieval castle.



Total area: approx. 122.6 sq. metres (1319.7 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.

