

## 113 Heathfield Avenue

Dover

CT16 2PD

**£230,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL..Price Range £230,000 - £240,000 - This is a fabulous three-bedroom family home, thoughtfully arranged over three floors and located within a popular residential area, close to local schools, shops, and everyday amenities. Beautifully presented throughout and extensively improved in recent years, the property is ideal for first-time buyers and growing families alike. The home offers well-balanced and versatile accommodation, with bright and welcoming living spaces designed for modern family life. To the rear, a sunny, low-maintenance garden provides the perfect setting for outdoor dining, entertaining, or family enjoyment. A significant programme of improvements has been completed, offering peace of mind for the next owners. These include a complete electrical re-wire (signed off in 2022), a new boiler and radiators throughout, and a Hive heating system, all installed in 2022. The property also benefits from a stylish new kitchen fitted between 2022 and 2023, all new double-glazed windows installed in stages from 2021 to 2023, and walls and ceilings fully plastered as part of the renovation works. The bathroom is newly installed (2026), and outside the rear garden has been landscaped for low maintenance, with a patio area completed in 2022, creating a practical and attractive outdoor space. Further potential is offered with footings and approved plans already in place for a single-storey rear extension, allowing future owners to extend if desired. In addition, existing pipework remains in situ, making it easy to convert the utility area back into a bathroom or WC if required. Set within close proximity to schools, shops, and local amenities, this superb home combines modern living, future potential, and a sought-after location.



## Lounge

13' 2" x 12' 3" (4.01m x 3.73m)

## Dining Room

13' 3" x 10' 3" (4.04m x 3.12m)

## Bathroom

5' 10" x 4' 10" (1.78m x 1.47m)

## Bedroom Two

13' 1" x 10' 4" (3.99m x 3.15m)

## Kitchen

13' 1" x 10' 5" (3.99m x 3.17m)

## Utility

## Bedroom One

13' 2" x 10' 5" (4.01m x 3.17m)

## Bedroom Three

10' 5" x 7' 10" (3.17m x 2.39m)

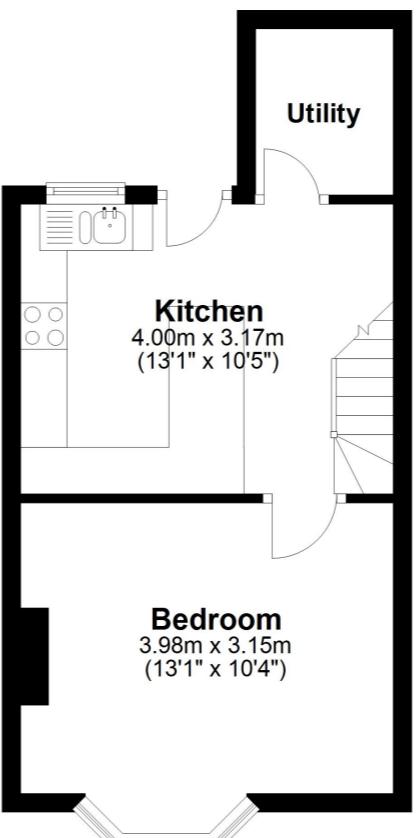
## Garden

## Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the 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.

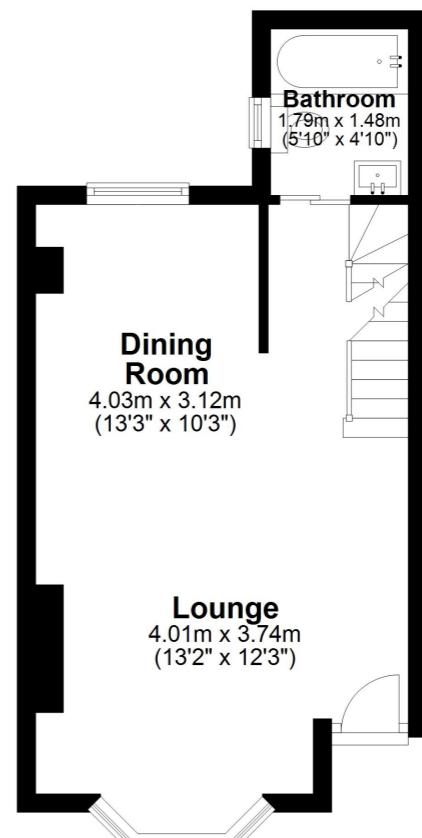
## Lower Ground Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



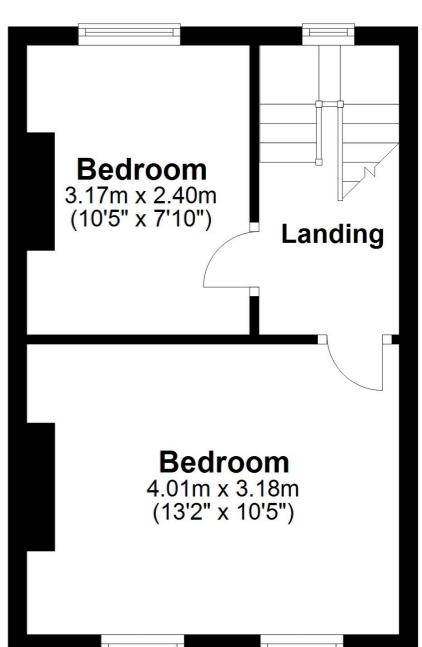
## Ground Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)

