
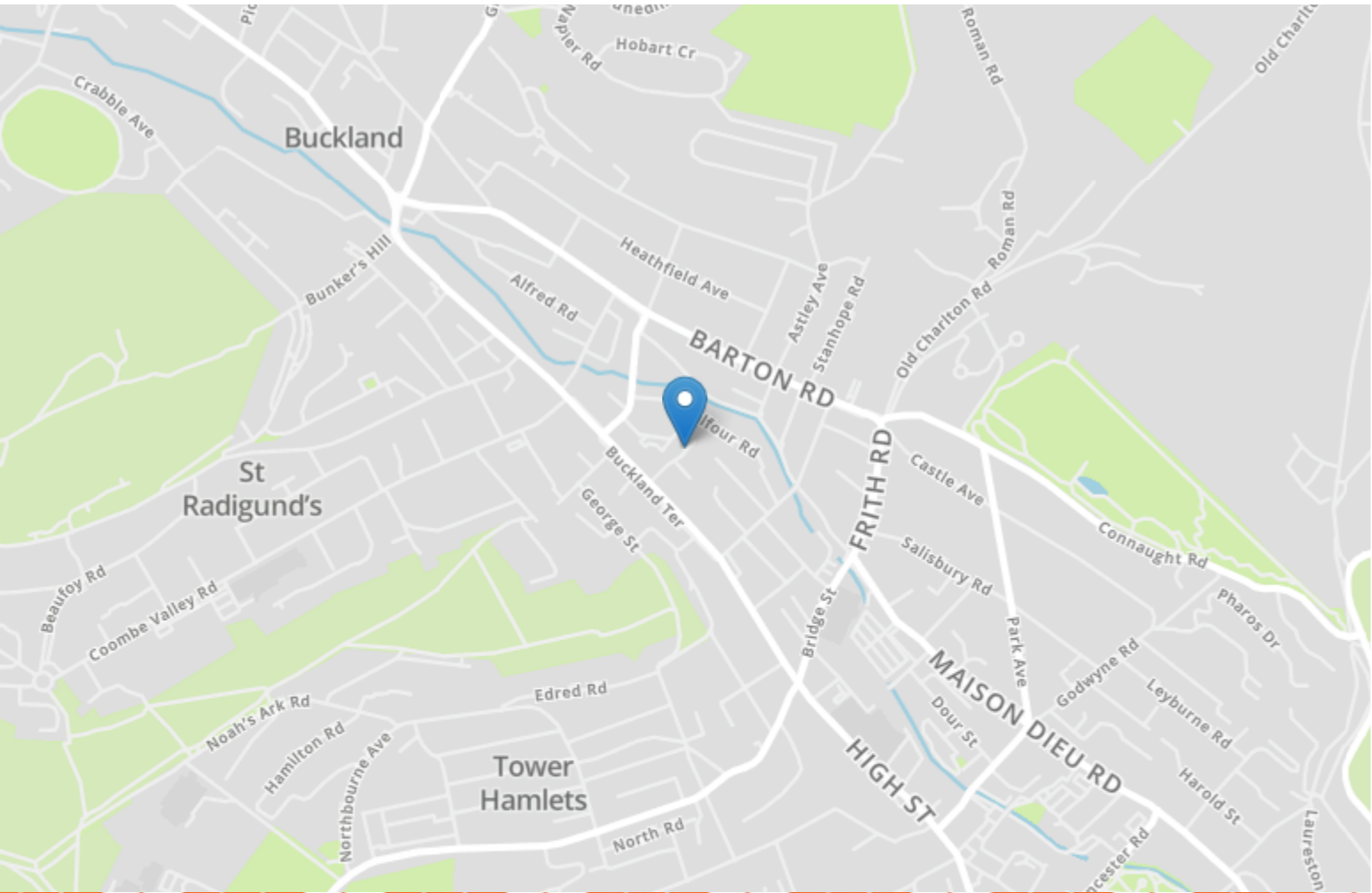


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



4 Alexandra Place

Dover
CT17 0SN

£220,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Offer Over £220,000...Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the quiet and conveniently situated Alexandra Place, Dover. The property is in good condition and the accommodation boasts a good size lounge, large modern fitted kitchen/dining room, modern style bathroom and three good size bedrooms. Additional benefits include a garage + off road parking for two cars, useable cellar (with lighting/power & can be used as a utility room, cinema room or playroom), large garden to the front and courtyard garden at the rear, double glazing and gas central heating (boiler installed in 2020). Located within a level walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Lounge

12' 6" x 11' 1" (3.81m x 3.38m)

Kitchen/Dining Room

14' 2" x 11' 7" (4.32m x 3.53m)

Bathroom

8' 6" x 5' 10" (2.59m x 1.78m)

Snug/Study

12' 6" x 11' 9" (3.81m x 3.58m)

Bedroom One

14' 1" x 12' 8" (4.29m x 3.86m)

Bedroom Two

10' 1" x 8' 11" (3.07m x 2.72m)

Bedroom Three

12' 2" x 5' 11" (3.71m x 1.80m)

Gardens

To the rear there is an enclosed courtyard and to the front of the property is the large garden which is mainly laid to lawn and has a patio area and shed.

Garage & Parking

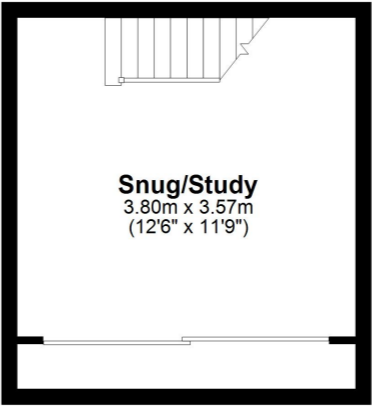
To the front of the property is the garage and off road parking for two cars.

Area Information

Excellently positioned with the iconic White Cliffs of Dover nearby as well as a broad variety of amenities on the doorstep - such as supermarkets, shops, bars and schools.

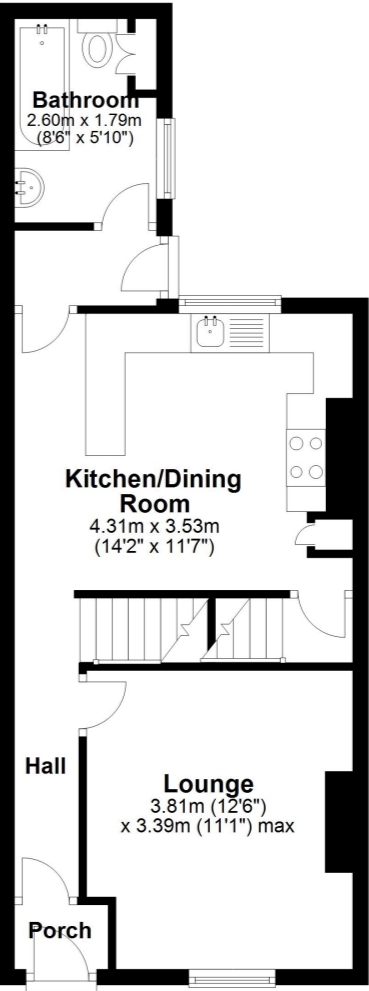
Basement

Approx. 16.9 sq. metres (181.9 sq. feet)



Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.2 sq. feet)

