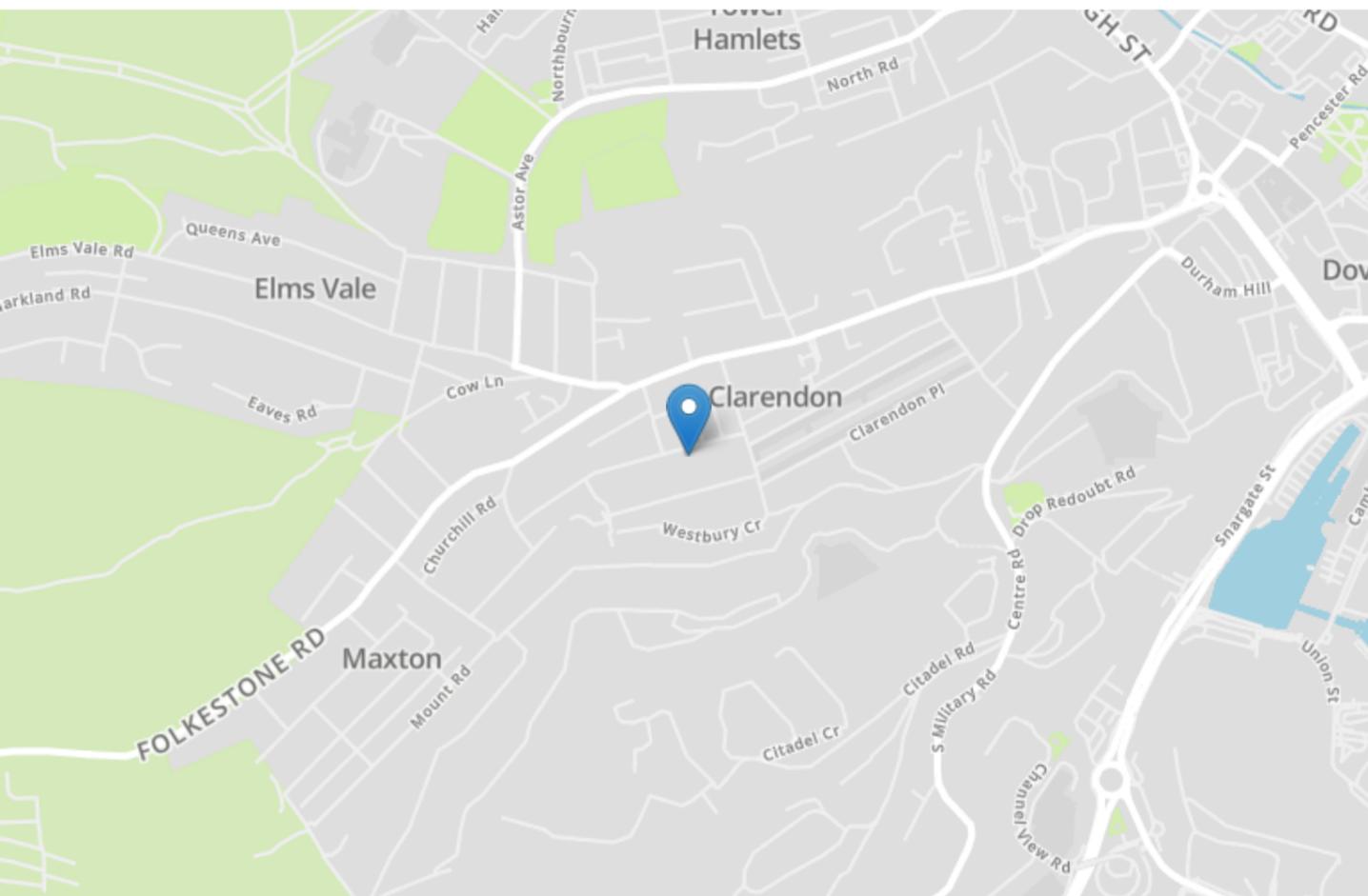


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



17 Longfield Road

Dover
CT17 9QT

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £190,000 - £200,000 | Fabulous Two-Bedroom Terraced House with Bay Fronted Windows & Sunny Garden Ideal for First-Time Buyers & Investors | Close to Schools, Shops & Dover Priory Station. This charming two-bedroom terraced home offers a perfect blend of character and practicality, featuring attractive bay fronted windows, a bright lounge, separate dining room and a sunny rear garden ideal for relaxing or entertaining. The property benefits from double glazing, gas central heating and a well-proportioned layout - making it an excellent choice for first-time buyers or buy-to-let investors. Conveniently located within close proximity to local schools, shops, and Dover Priory train station, this home offers comfort, convenience, and great potential in a well-connected area. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

Dining Room

12' 5" x 11' 8" (3.78m x 3.56m)

Kitchen

12' 0" x 7' 2" (3.66m x 2.18m)

Bedroom One

15' 0" x 11' 1" (4.57m x 3.38m)

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

Bathroom

12' 1" x 7' 11" (3.68m x 2.41m)

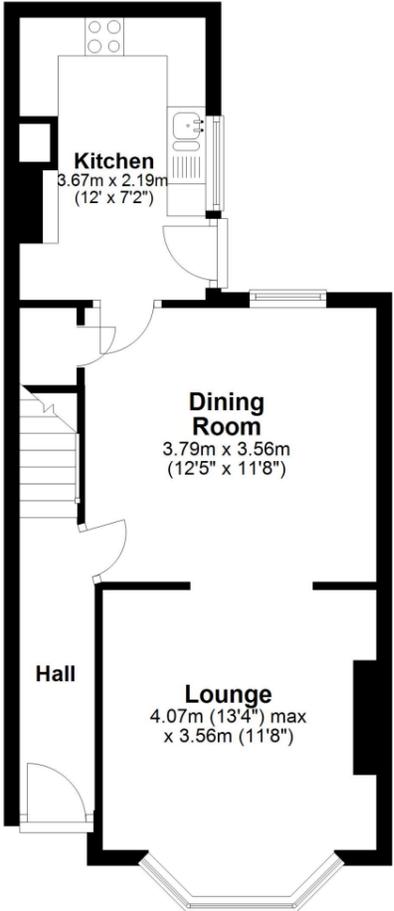
Garden

Area Information

Located within a short 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 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.

Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor

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

