

95 Old Folkestone Road

AYCLIFFE, Dover
CT17 9HB

£210,000 FREEHOLD

Draft Details...Fabulous Two Bedroom House | Popular Residential Location | Two Double Bedrooms | Private & Sunny Rear Garden | Move Straight In | Spacious Loft That The Vendor Uses As An Office | Burnap + Abel are delighted to offer onto the market this wonderful two bedroom House located in the highly sought after Old Folkestone Road, Aycliffe, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge, generous size kitchen, two double bedrooms and a modern fitted bathroom. Additional benefits include a sunny rear garden, spacious loft with lighting & power that the current vendors uses as an office space, double glazing and gas central heating. 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.



Porch

Lounge

22' 5" x 10' 4" (6.83m x 3.15m) Spacious lounge/dining room with laminate floor, radiator and a double glazed window.

Kitchen

22' 4" x 7' 5" (6.81m x 2.26m) A generous size modern fitted kitchen with a mix of wall and base units, space for fridge freezer and washing machine, integrated oven/hob, wall mounted boiler. Radiator and doors to the front and rear garden.

First Floor Landing

Carpeted stairs, double glazed window, cupboard space, loft hatch and doors leading to;

Bedroom One

13' 0" x 10' 1" (3.96m x 3.07m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

13' 5" x 9' 1" (4.09m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m) Modern bathroom with a low level W.C., bath with overhead shower, wash hand basin, heated towel rail and frosted double glazed window.

Loft

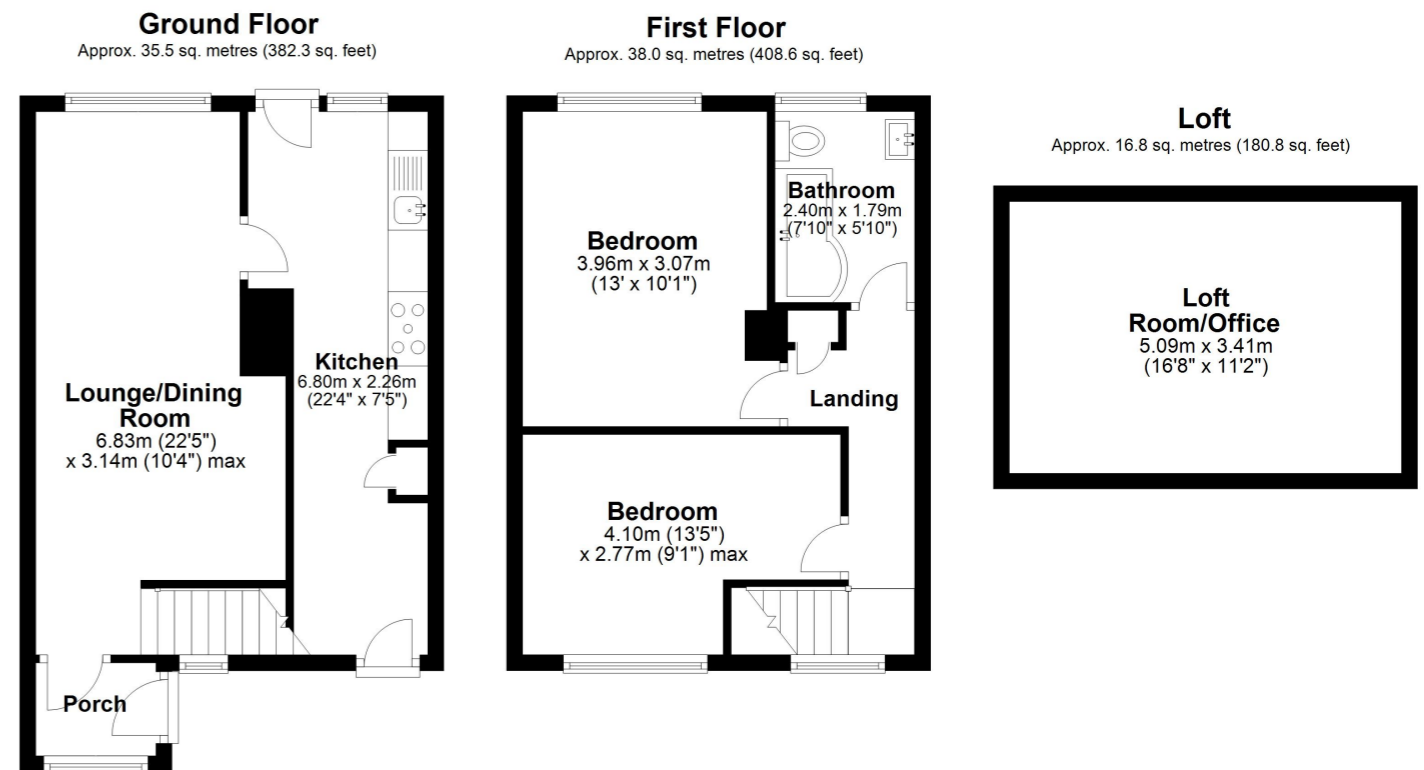
16' 8" x 11' 2" (5.08m x 3.40m) Spacious loft with lighting and power and eave storage space. Currently being used as an office space. Loft ladder.

Garden

Private sunny rear garden with a decked seating and lawn areas. Shed.

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.



Total area: approx. 90.3 sq. metres (971.8 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.

