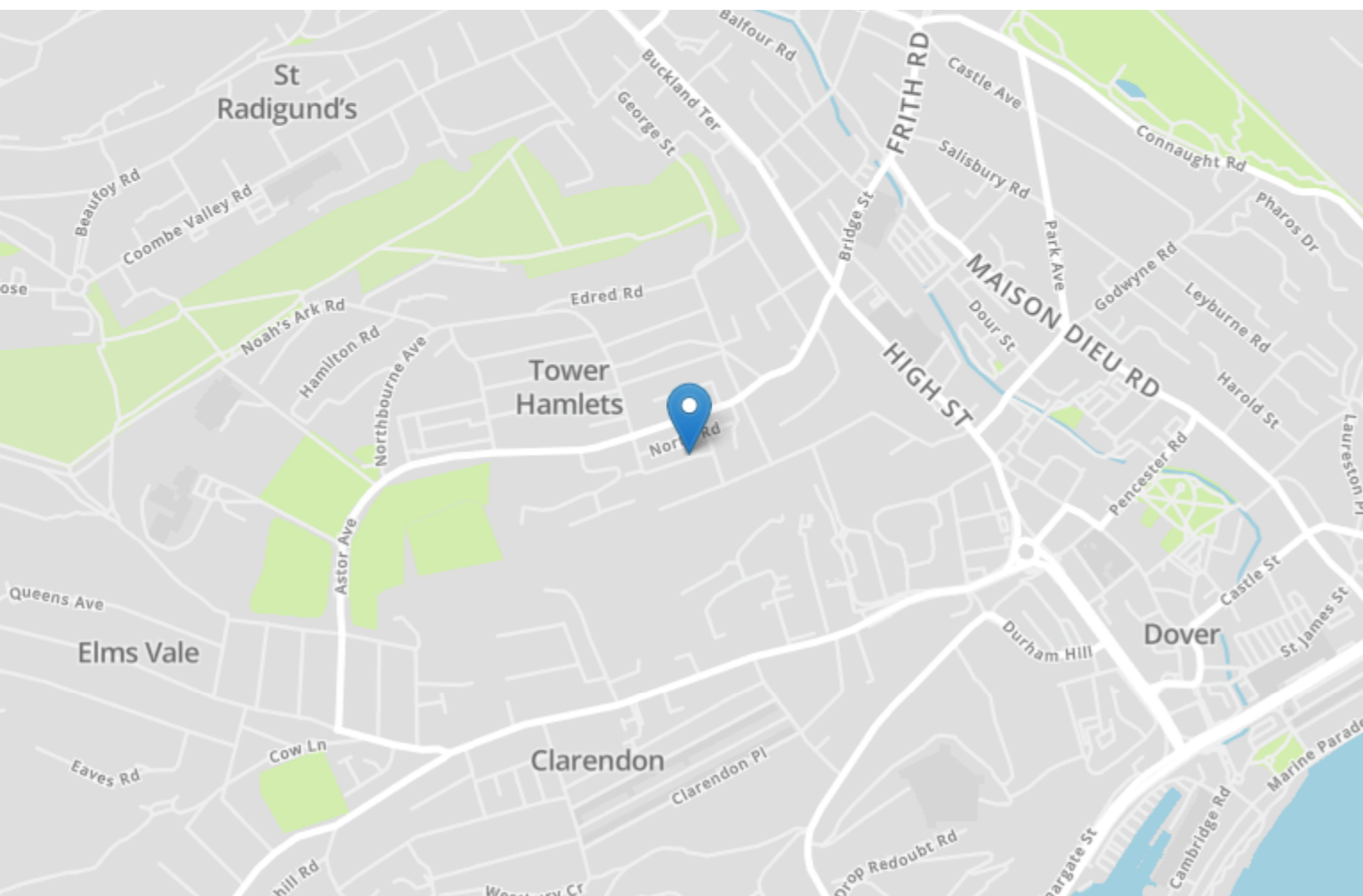


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

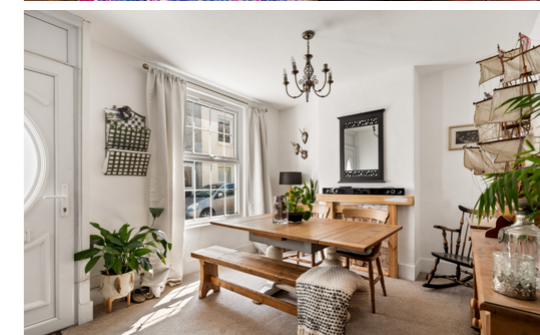


28 Tower Hill

Dover
CT17 0AF

£210,000 FREEHOLD

Draft Details... Guide Price £210,000 - £220,000 | Fabulous Three Bedroom House | Off Street Parking | Two Reception Rooms | Two Toilets | Generous Size Rear Garden | Walking Distance To Schools, Shops & The Dover Priory Train Station | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly convenient Tower Hill, Dover. The property is in very good condition throughout and the accommodation boasts a lounge, separate dining room, kitchen/breakfast room, three bedrooms and a bathroom. Additional benefits include off road parking, garden with rear access, lean to, double glazing and gas central heating. The property is situated in a popular residential location of Dover close to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Dining Room

12' 0" x 9' 11" (3.66m x 3.02m) Carpeted floor, space for table and chairs, radiator and double glazed window.

Lounge

11' 11" x 10' 0" (3.63m x 3.05m) Carpeted floor, over stairs cupboard, radiator and double glazed window.

Kitchen/Breakfast Room

12' 0" x 10' 1" (3.66m x 3.07m) A mix of wall and base units, island, space for washing machine, integrated oven/hob. Radiator, double glazed window and door to the garden.

Bathroom

9' 0" x 9' 0" (2.74m x 2.74m) Corner bath with shower attachment, low level W.C., wash hand basin, heated towel rail and double glazed window.

Lean to

Space for fridge freezer, power and wall mounted boiler. Access to garden.

Bedroom One

10' 8" x 10' 1" (3.25m x 3.07m) Double bedroom with carpeted floor, radiator and double glazed window. Low level W.C. and wash hand basin.

Bedroom Two

12' 0" x 9' 11" (3.66m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

12' 6" x 12' 0" (3.81m x 3.66m) Carpeted floor, double glazed Velux window and eave storage space.

Garden

A sunny rear garden with paved and lawn areas. Rear access.

Parking

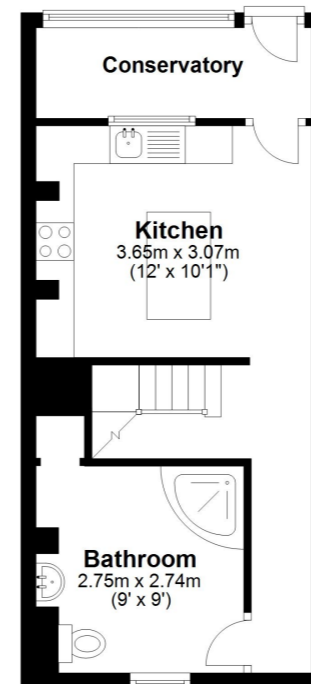
There is off street parking to the rear for one car.

Area Information

Located in a popular suburb of Dover and just a short walk into town and the high speed train station which will have you in London, St Pancras in just over an hour. Dover is perhaps best known for its towering White Cliffs & Dover Castle, but the historic port and surrounding areas have a lot more to offer than simply the natural formation, from historical sites to seaside eateries to boat trips. A good selection of well regarded schools are within close proximity including the Dover Grammar Schools and Duke of York's Royal Military School.

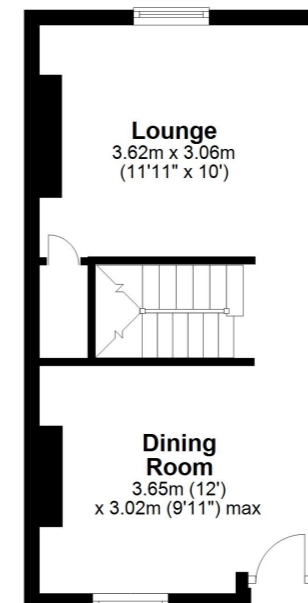
Lower Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



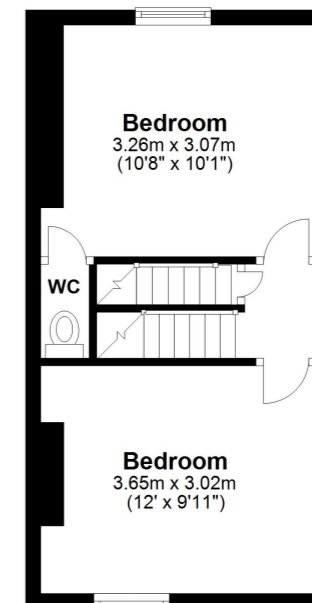
Ground Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



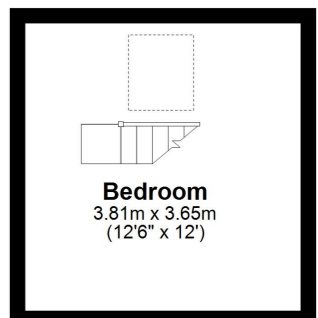
First Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



Second Floor

Approx. 13.9 sq. metres (149.6 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 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.

