BURNAP +ABEL

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive
2002/91/EC
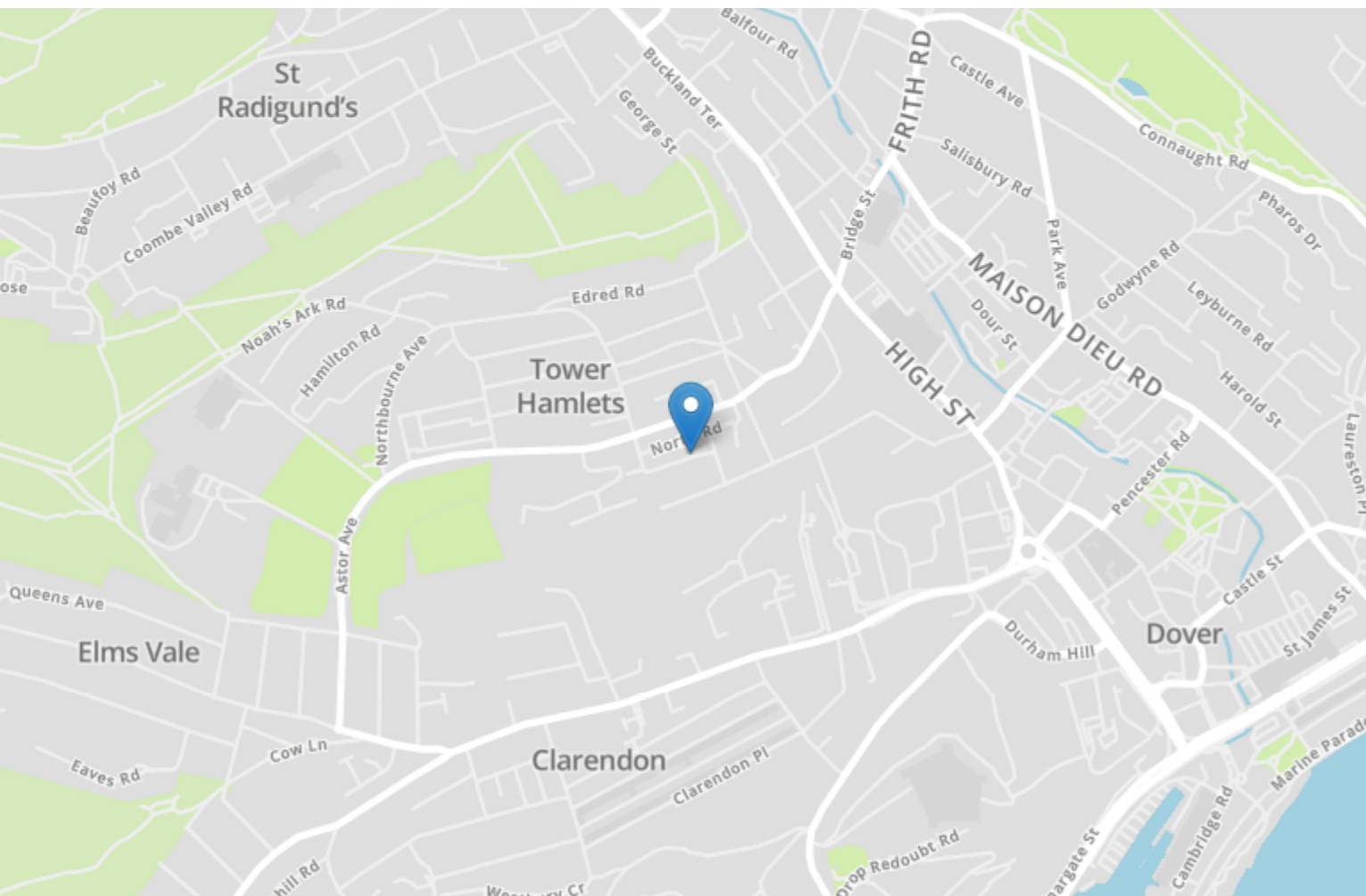
12-14 Tower Hill

Dover

CT17 0AF

£220,000 FREEHOLD

Draft Details...FOR SALE WITH BURNAP + ABEL | Offers in Excess of £220,000 | Off Street Parking For Three Cars | En Suite | Extra Reception Room & Utility Room | Garden | Roof Replaced In 2020 | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom end of terrace house located close to the Dover Priory Station and Town Centre. We believe this versatile property would be an ideal first time buy and the accommodation boasts three good size bedrooms, lounge, stunning kitchen/dining room and a bathroom. Additional benefits include off street parking for three cars, garden, extra reception room, utility, En Suite, gas central heating (Boiler serviced August 2024) and double glazing. 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.
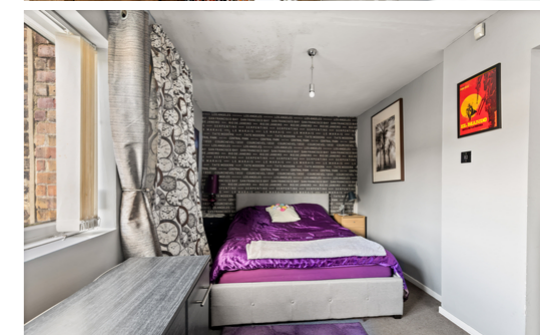
Reception Room

15' 6" x 10' 10" (4.72m x 3.30m) Carpeted floor, radiator and double glazed window. Can be used as an office area or play area for the kids.

Utility

9' 11" x 6' 9" (3.02m x 2.06m) Space for fridge freezer and tumble dryer. Double glazed window.

Bedroom

15' 3" x 8' 10" (4.65m x 2.69m) Double bedroom with carpeted floor, radiator and double glazed windows.

En Suite

Modern style en suite with a shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Landing

Carpeted landing, cupboard space with wall mounted boiler and space for a washing machine and doors leading to;

Bedroom

15' 2" x 12' 9" (4.62m x 3.89m) Double bedroom with carpeted floor, radiator and double aspect double glazed windows.

Bedroom

9' 6" x 8' 10" (2.90m x 2.69m) A generous size third bedroom with carpeted floor and double glazed window.

Bathroom

10' 6" x 6' 5" (3.20m x 1.96m) Corner bath, separate shower, low level W.C., wash hand basin and heated towel rail.

Open Plan Lounge Kitchen & Dining Room

23' 7" x 20' 2" (7.19m x 6.15m) A fabulous open plan lounge, kitchen and dining room - Ideal when entertaining family and friends. Modern style kitchen with a mix of wall and base units, island, integrated hob, oven and microwave, fridge freezer, dishwasher and wine cooler. The dining area has space for table and chairs which then leads onto the spacious lounge that has carpeted floor, radiator and double glazed windows.
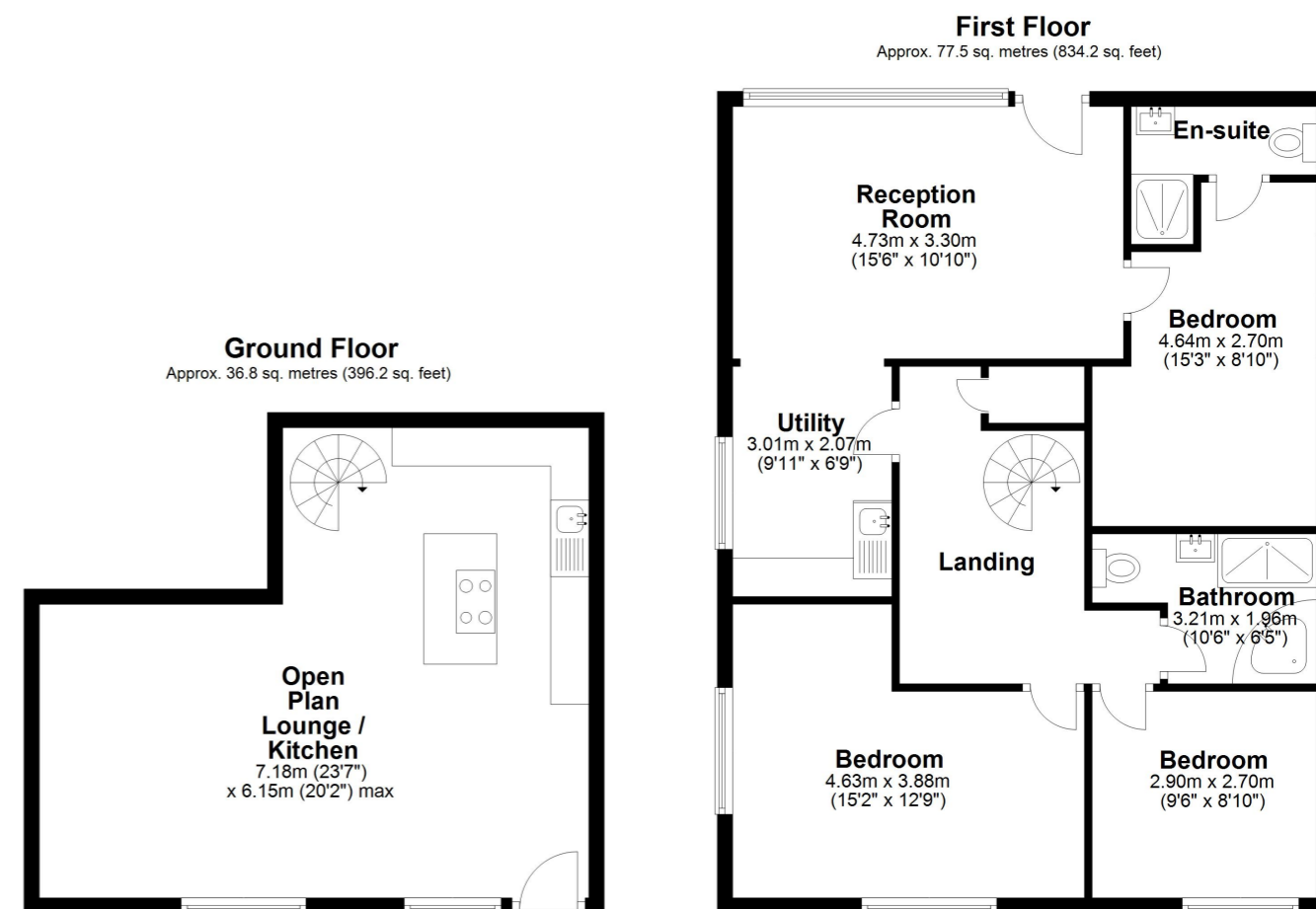
Garden

A sunny low maintenance rear garden with decked seating areas.

Off Street Parking

The property has off street parking at the front for two cars and a third parking space at the rear of the garden.

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.

First Floor
Approx. 77.5 sq. metres (834.2 sq. feet)

En-suite

Reception Room
4.73m x 3.30m
(15'6" x 10'10")

Bedroom
4.64m x 2.70m
(15'3" x 8'10")

Utility
3.01m x 2.07m
(9'11" x 6'9")

Landing

Bathroom
3.21m x 1.96m
(10'6" x 6'5")

Ground Floor
Approx. 36.8 sq. metres (396.2 sq. feet)

Open Plan Lounge / Kitchen
7.18m (23'7")
x 6.15m (20'2") max

Bedroom
4.63m x 3.88m
(15'2" x 12'9")

Bedroom
2.90m x 2.70m
(9'6" x 8'10")

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.