
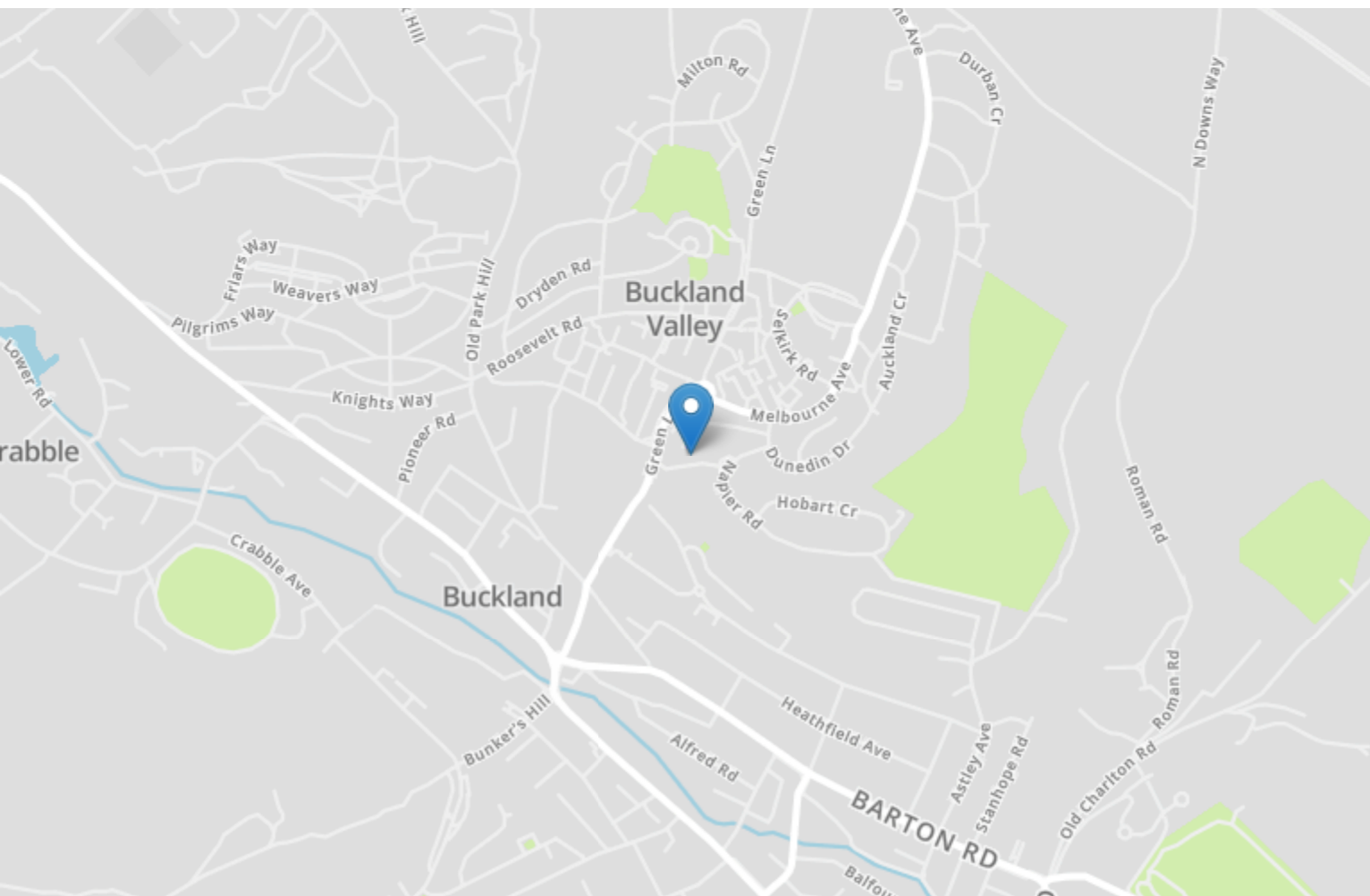


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



67 Christchurch Way

Dover
CT16 2RG

£220,000 FREEHOLD

Draft Details... Guide Price £220,000 - £230,000 | 2 Bedroom End of Terraced House | Conservatory | 2 Double Bedrooms | Allocated Parking for 1 Car | Kitchen & Shower Room Installed in 2022 | Double Glazed and Gas Central Heating... Burnap + Abel are delighted to offer onto the market this fantastic two bedroom end of terraced house situated on the popular residential road, Christchurch Way, Dover. In our opinion the property is in very good condition throughout and offers a spacious lounge/dining room, open kitchen (installed in 2022), conservatory, two double bedrooms and shower room (installed in 2022). Additional benefits include allocated parking of one car, a sunny south facing private rear garden with access, a store, double glazing and gas combination boiler (installed in 2019 and serviced in September 2024). Christchurch Way is found in the historic seaside town of Dover in locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hill and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to the marina with much more to come. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

A handy entrance hall with tiled flooring. Doorway leading to;

Lounge / Dining Room

6.46m x 2.79m (21'2" x 9'2"). A welcoming and spacious lounge/dining area with under stair storage cupboard, double glazed window, radiator, tiled flooring and double glazed doors leading to conservatory.

Kitchen

2.71m x 2.11m (8'11" x 6'11"). Installed in 2022 and fitted with a mix of wall and base units, finished with a sink, integrated cooker, cooker hood, and gas hob. Space for freestanding washing machine and fridge/freezer. Tiled flooring, wall mounted boiler (installed in 2019 and serviced September 2024) and double glazed window.

Conservatory

3.66m x 2.29m (12' x 7'6"). A generously sized conservatory with tiled wood effect flooring, power socket, outside tap and sliding door leading to garden.

Bedroom One

3.53m x 2.97m (11'7" x 9'9"). A good sized double bedroom with storage cupboard, laminate wood flooring, double glazed window and radiator.

Bedroom Two

3.45m x 2.52m (11'4" x 8'3"). Another double bedroom with laminate wood flooring, radiator and double glazed window.

Shower Room

1.94m x 1.87m (6'4" x 6'2"). Installed in 2022 and fitted with a large walk in rainfall shower, hand wash basin, low level W.C., heated towel rail, double glazed frosted window and cladded flooring.

Allocated Parking

The property comes with an allocated parking space for one car located within close proximity of the property.

Garden

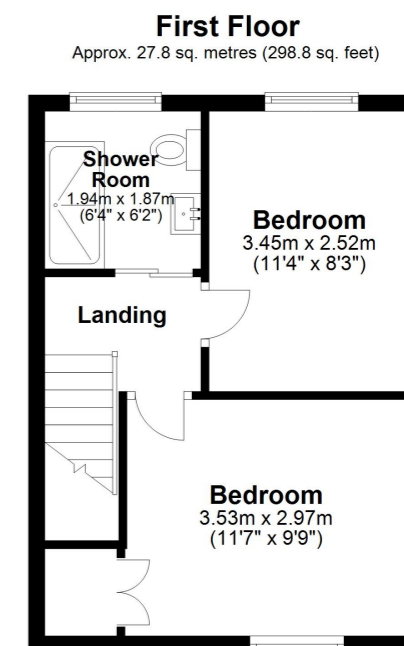
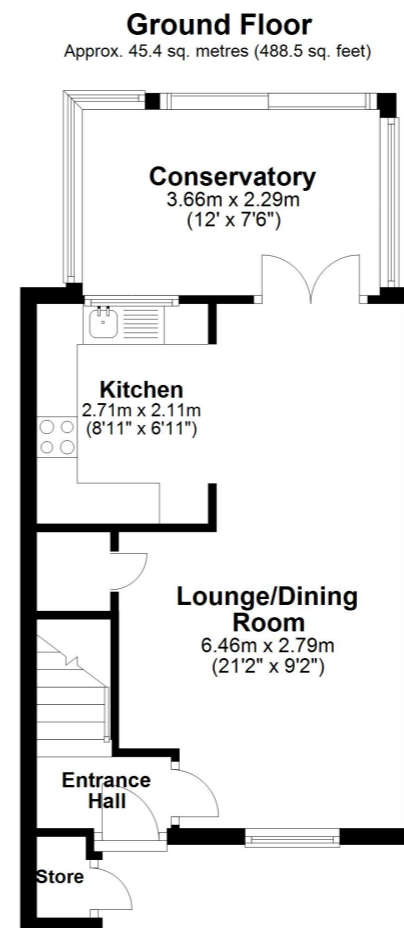
A low maintenance rear garden with rear access gate and beautiful views over Dover.

Store

Located next to the front door and provides useful storage for household items.

Area Information

The coastal town of Dover offers a range of 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 nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital.



Total area: approx. 73.1 sq. metres (787.3 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.

