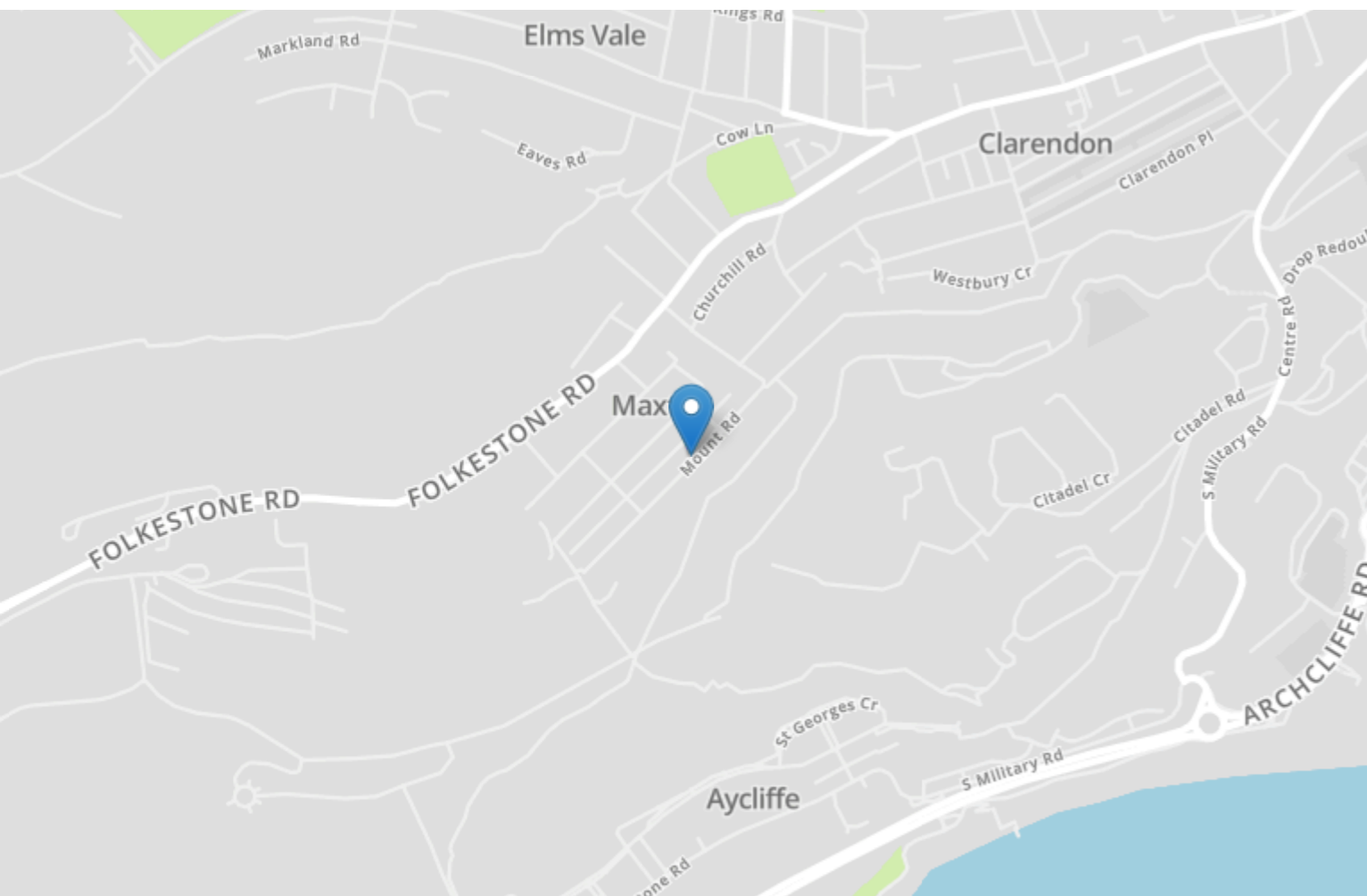


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



71 Mount Road

MAXTON, Dover
CT17 9LE

£300,000 FREEHOLD

Draft Details...Price Range £300,000 - £325,000 | Extended Four Bedroom Semi Detached House | Large Garage With Car Pit | Two Bathrooms | Burnap + Abel are delighted to offer onto the market this fabulous four bed semi detached family home located in the highly sought after Mount Road, Maxton Dover. The property has benefited from a 2 storey extension making this an ideal purchase for those with a growing family. The accommodation boasts a large lounge/dining room, kitchen, four double bedrooms and two bathrooms (upstairs bathroom & downstairs shower room). Additional benefits include a large garage with car pit (roof replaced 2021) and parking for one car, downstairs office which could be used as an extra bedroom or play room for the children, utility room, low maintenance garden with rear access, double glazing and gas central heating. Located in a popular area, this fantastic home is within easy reach of good schooling, the town centre and great transport links by road and train to Folkestone, Ashford and London. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Porch

Entrance Hall

Carpeted floor, under stair cupboard space, radiator, carpeted stairs to the first floor and doors leading to;

Office/Bedroom Five

11' 4" x 7' 1" (3.45m x 2.16m) Carpeted floor, radiator and double glazed window. Could also be used as a spare bedroom or play room for the children.

Lounge / Dining Room

25' 1" x 12' 10" (7.65m x 3.91m) Large light and airy lounge/dining room with carpeted floor, radiator and double glazed window in the lounge area. The dining area has carpeted floor, space for table and chairs, radiator and double glazed window with views over Maxton.

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m) A mix of wall and base units, space for cooker and fridge. Double glazed window.

Utility

9' 1" x 7' 1" (2.77m x 2.16m) Wall mounted boiler, space for fridge freezer, washing machine, dishwasher and tumble dryer. Radiator and door to the garden.

Shower Room

Shower, low level W.C., radiator and wash hand basin.

First Floor Landing

Carpeted stairs, carpeted landing, storage cupboard, loft hatch and doors leading to;

Bedroom One

16' 1" x 8' 11" (4.90m x 2.72m) Large double bedroom with carpeted floor, radiator and double glazed windows.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

12' 6" x 10' 8" (3.81m x 3.25m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Four

16' 1" x 7' 1" (4.90m x 2.16m) Double bedroom with carpeted floor, radiator and double aspect double glazed windows.

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m) Bath with shower attachment, wash hand basin, low level W.C. and double glazed window.

Garden

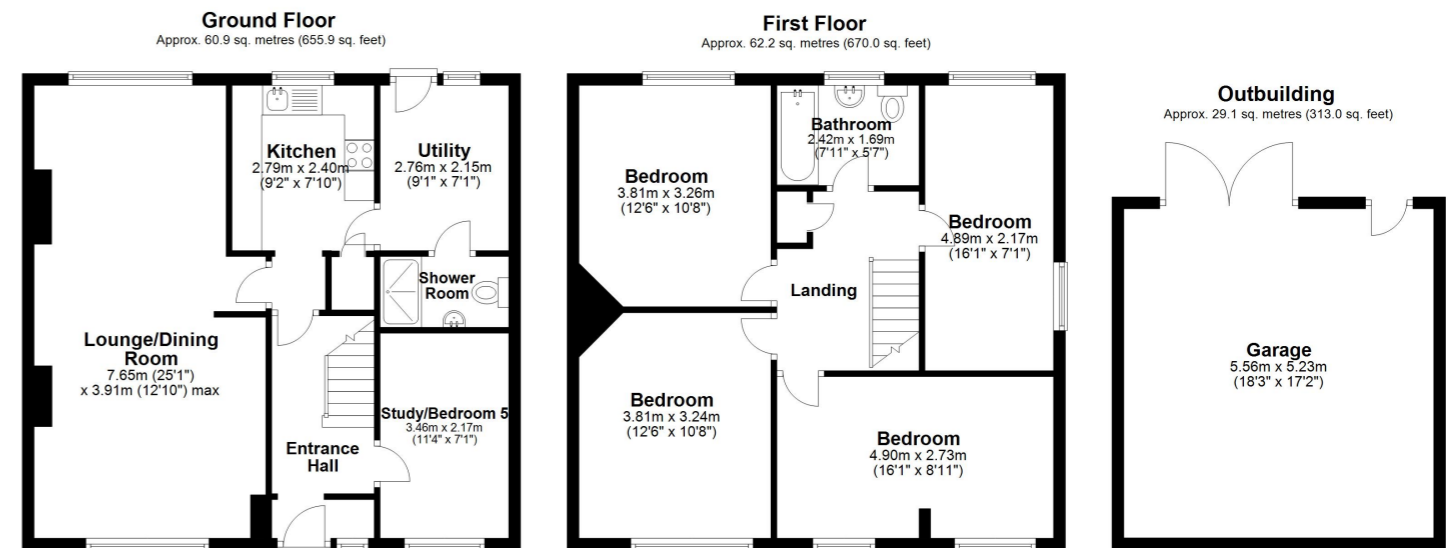
A sunny and low maintenance rear garden with a paved seating area and rear access.

Garage & Parking

18' 3" x 17' 2" (5.56m x 5.23m) Large garage with a car pit, lighting & power. Garage roof replace in 2021. Space for one car in front of the garage.

Area Information

Mount Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity, meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.



Total area: approx. 152.3 sq. metres (1638.9 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.

