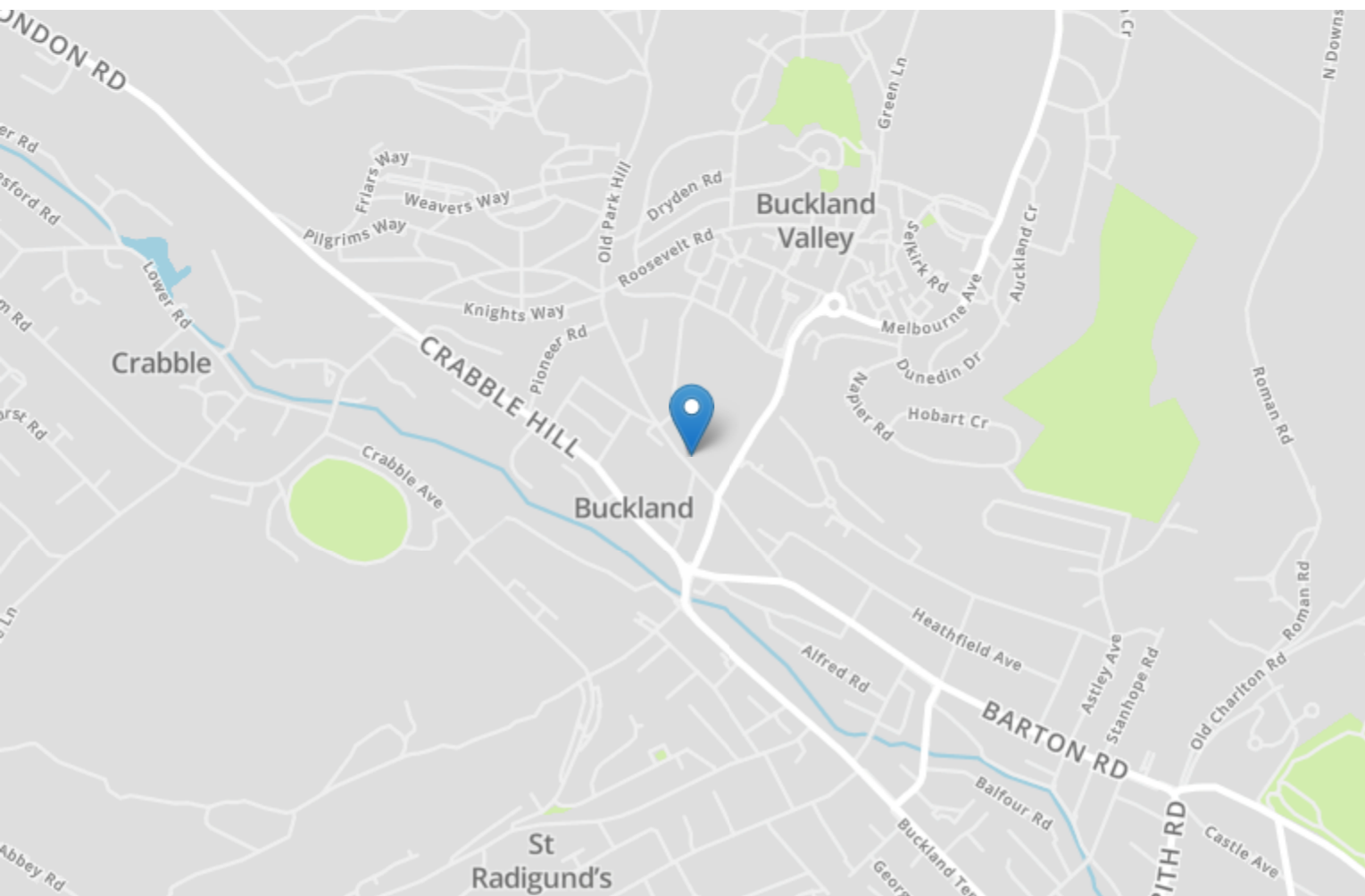


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



56 Brookfield Avenue

Dover
CT16 2AH

£230,000 FREEHOLD

Draft Details...Price Range £230,000 - £240,000 | Extended Three Bedroom House | Beautiful Condition Throughout | Popular Residential Location | Ideal For First Time Buyers, Buy To Let Investors & Those With A Growing Family | Fabulous Modern Fitted Kitchen & Bathroom | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the highly sought after Brookfield Avenue, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge/dining room, modern fitted kitchen, three bedrooms and a modern family bathroom. Additional benefits include and lovely sunny rear garden, double glazed window and gas central heating. Brookfield Road has easy access to the A2 and M20, plus there is a local bus stop just outside. Both primary and secondary schools are close by, as well as amenities including shops, restaurants and the beautiful Kearsney Abbey. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge/Dining Room

20' 5" x 13' 0" (6.22m x 3.96m) Spacious open plan lounge/dining room - The lounge has carpeted floor, double glazed bay fronted windows, under stairs storage cupboard and radiator. The dining area has space for a table and chairs, carpeted floor, radiator and double glazed window.

Kitchen

13' 1" x 6' 6" (3.99m x 1.98m) A modern fitted kitchen with a mix of wall and base units, space for fridge freezer, washer/dryer, integrated oven/hob and double glazed windows.

First Floor Landing

Carpeted stairs, carpeted landing and doors leading to;

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m) Double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Three

9' 0" x 6' 9" (2.74m x 2.06m) Generous size third bedroom with carpeted floor, built in wardrobe, radiator and double glazed window.

Bathroom

8' 8" x 6' 9" (2.64m x 2.06m) Modern bathroom with bath, separate shower, low level W.C., wash hand basin, heated towel rail and double glazed window.

Bedroom Two

14' 9" x 12' 3" (4.50m x 3.73m) Double bedroom with carpeted floor, eave storage space, radiator and double glazed window.

Garden

A sunny low maintenance rear garden with artificial grass and paved seating/BBQ area.

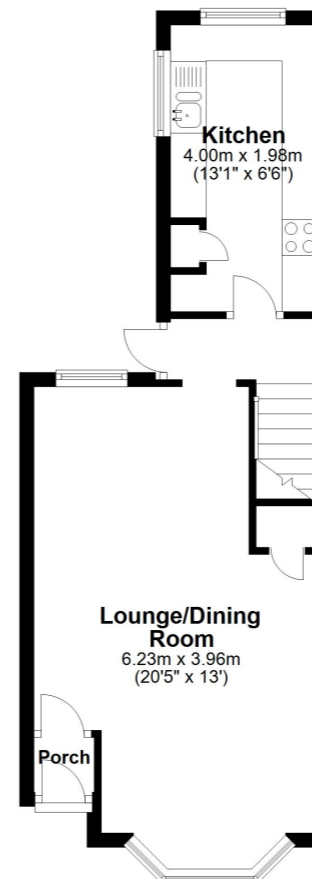
Area Information

Brookfield Avenue is located on the outskirts of Dover. It is an ever popular residential street positioned just a short distance from a range of local amenities and transport links.

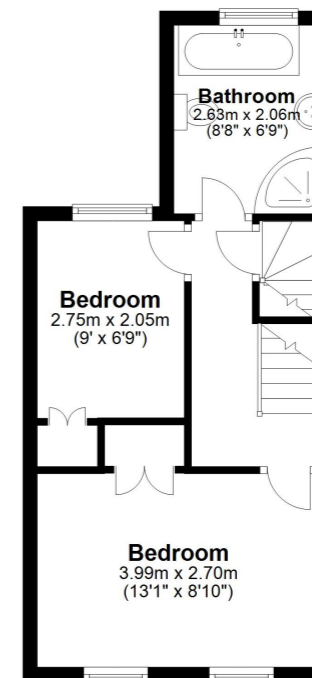
Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and the historic Dover Castle.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

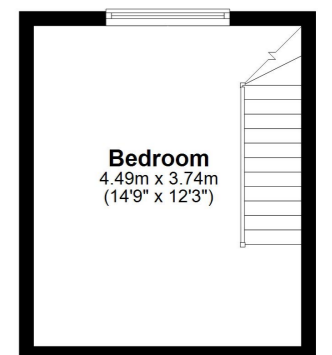
Ground Floor
Approx. 33.4 sq. metres (359.0 sq. feet)



First Floor
Approx. 30.3 sq. metres (325.9 sq. feet)



Second Floor
Approx. 16.8 sq. metres (180.5 sq. feet)



Total area: approx. 80.4 sq. metres (865.5 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.

