
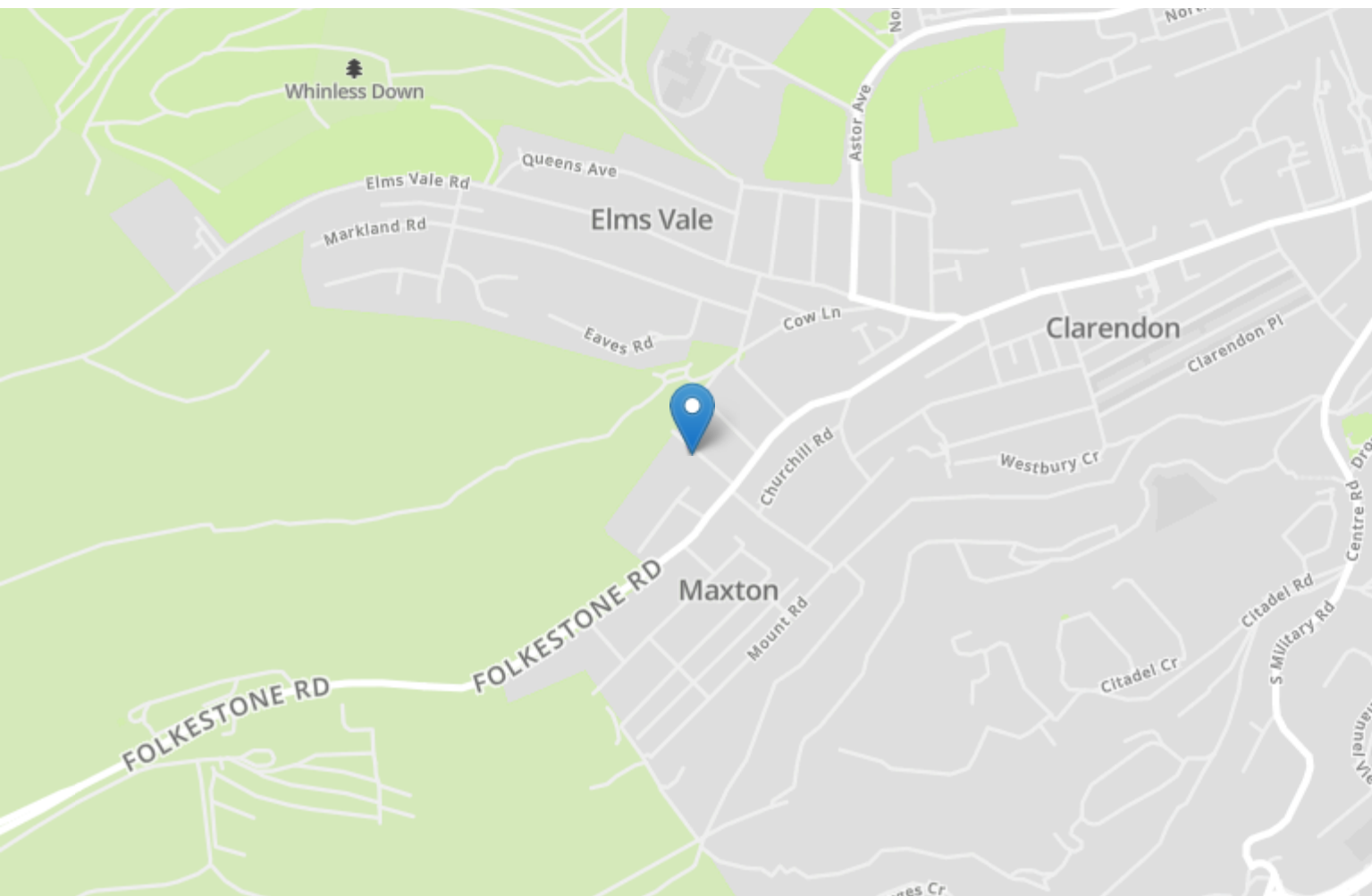


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



35 Lascelles Road

Dover
CT17 9JE

£230,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Chain Free...Burnap + Abel are delighted to offer onto the market this fabulous three bedroom house located in the highly sought after Lascelles Road, Dover. The accommodation boasts a spacious lounge and dining room, kitchen, three bedrooms and a bathroom. Additional benefits include a generous size sunny rear garden, solar panels, double glazing, gas central heating (modern boiler) and NO ONWARD CHAIN! Ideally located in the popular residential suburb of Maxton which is popular with young families and first time buyers. This property is situated at in a quiet road and is presented in very good order throughout. The area is ideal for access to several good local schools and you can easily get into town or to the seafront. There are local bus services that stop nearby and you could walk to Dover Priory Railway station. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

12' 8" x 10' 8" (3.86m x 3.25m)

Dining Room

11' 3" x 9' 9" (3.43m x 2.97m)

Kitchen

19' 3" x 8' 8" (5.87m x 2.64m)

Lean-To

Bedroom One

13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom Two

9' 11" x 8' 9" (3.02m x 2.67m)

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m)

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

Garden

A generous size sunny rear garden.

Area Information

Within easy reach of Dover Town Centre with its range of amenities including 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 property is on the main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

