



74 Astley Avenue

Dover
CT16 2PW

£325,000 FREEHOLD

FOR SALE THROUGH BURNAP + ABEL...Burnap + Abel are delighted to offer onto the market this fabulous three bedroom semi detached family home located in the highly sought after Astley Ave, Dover. The property is in beautiful condition throughout and the accommodation boasts spacious lounge, open plane kitchen/dining room, sun room, three bedrooms and a family bathroom. Additional benefits include a lovely sunny rear garden, double glazing and gas central heating (The vendors have informed us that they have had the boiler annually serviced). Situated within a short walk of Dover Town Centre with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Lounge

4.21m x 3.37m (13'10" x 11'1").

Dining Room

3.75m x 3.65m (12'4" x 12').

Kitchen

4.06m x 2.18m (13'4" x 7'2").

Sun Room

3.62m x 3.16m (11'11" x 10'4").

Landing

Bedroom One

4.22m x 3.75m (13'10" x 12'4").

Bedroom Two

3.48m x 3.36m (11'5" x 11').

Bedroom Three

3.07 x 2.42m (13'10" x 11'1").

Bathroom

1.85m x 1.69m (6'1" x 5'7").

Garden

A fabulous sunny rear garden - Ideal outside space to entertain family and friends with those Summer BBQs.

Area Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Morrisons & Asda superstores. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns

