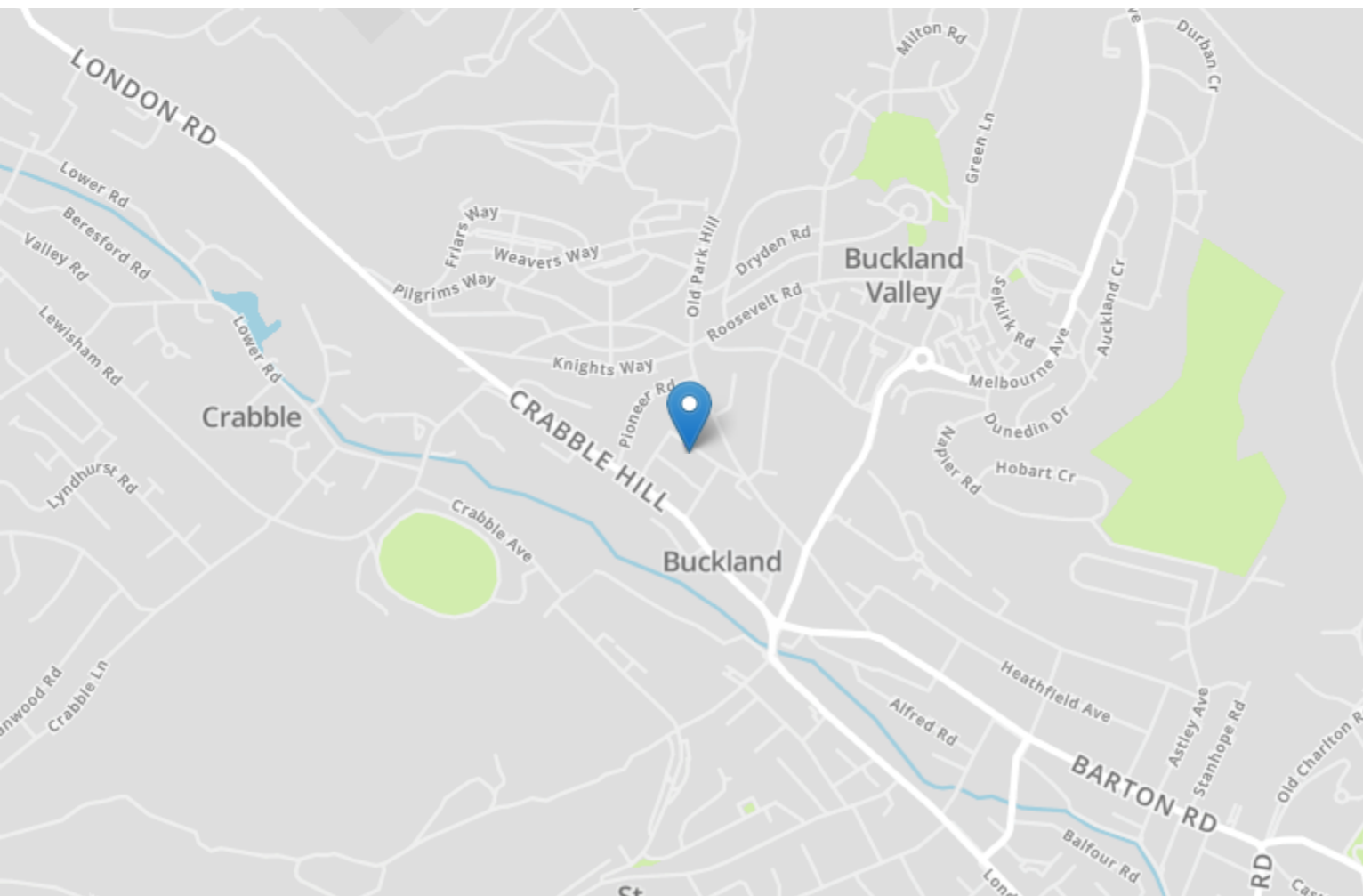


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 17 Brookfield Road

Dover  
CT16 2AU

**£190,000 FREEHOLD**

Draft Details...Price Range £190,000 - £200,000 | Fantastic Two Bedroom Cottage | Popular Residential Location | Generous Size Rear Garden | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom cottage situated in the popular Brookfield Road, Dover, Kent. The property is in very good condition throughout and the accommodation boasts a lounge, modern fitted kitchen, two bedrooms and a modern bathroom. Additional benefits include a generous size child friendly rear garden, double glazing 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

10' 11" x 10' 10" (3.33m x 3.30m) Spacious lounge with carpeted floor, radiator, fire place and double glazed window.

## Hallway / Study Area

10' 11" x 8' 1" (3.33m x 2.46m) Carpeted floor, radiator and under stair storage cupboard. Could be used as an office space.

## Kitchen

11' 10" x 4' 11" (3.61m x 1.50m) A modern fitted kitchen with a mix of wall and base units, integrated fridge freezer, oven/gas hob and washing machine. Cupboard with a wall mounted boiler, radiator, Karndean flooring, double glazed window and door to the garden.

## Bathroom

8' 9" x 4' 9" (2.67m x 1.45m) Modern bathroom with a low level W.C., bath with over head shower. wash hand basin, radiator and a double glazed Velux window.

## First Floor Landing

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

## Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m) Double bedroom with laminate floor, radiator and double glazed window.

## Bedroom Two

8' 0" x 7' 7" (2.44m x 2.31m) Carpeted floor, electric radiator and a double glazed window.

## Garden

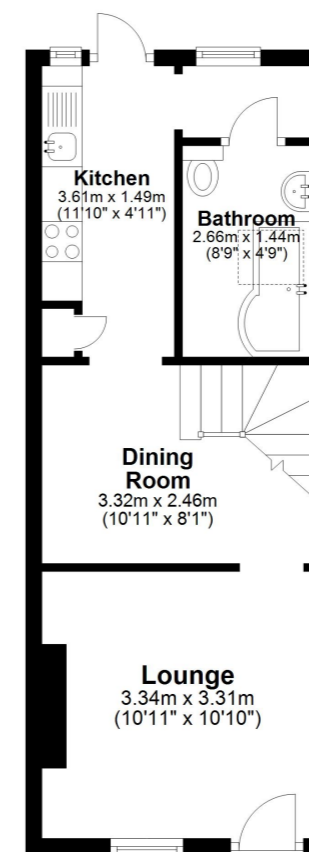
A generous size sunny rear garden with paved seating and lawn areas. Rear access

## Area Information

This property is situated in a popular residential area in Dover, just a short walk away from a good selection of primary and secondary schools, including both Boys and Girls Grammar. Within the local area is a good range of shops including Morrisons and Asda and Dover town is also nearby. There are excellent access routes to the A2/M2 and the A20/M20 and for anyone needing to commute by train, then Dover Priory, with its fast links to London St Pancras in just 1 hour 10 minutes, is only a short drive away. Just recently the St James's development has opened with a cinema complex, a range of restaurants and High Street shops including Next and Marks & Spencer.

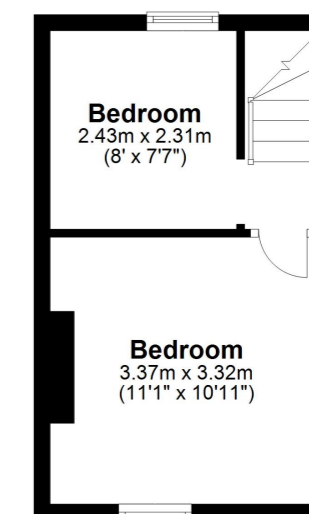
## Ground Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



## First Floor

Approx. 19.7 sq. metres (211.7 sq. feet)



Total area: approx. 50.6 sq. metres (544.6 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.

