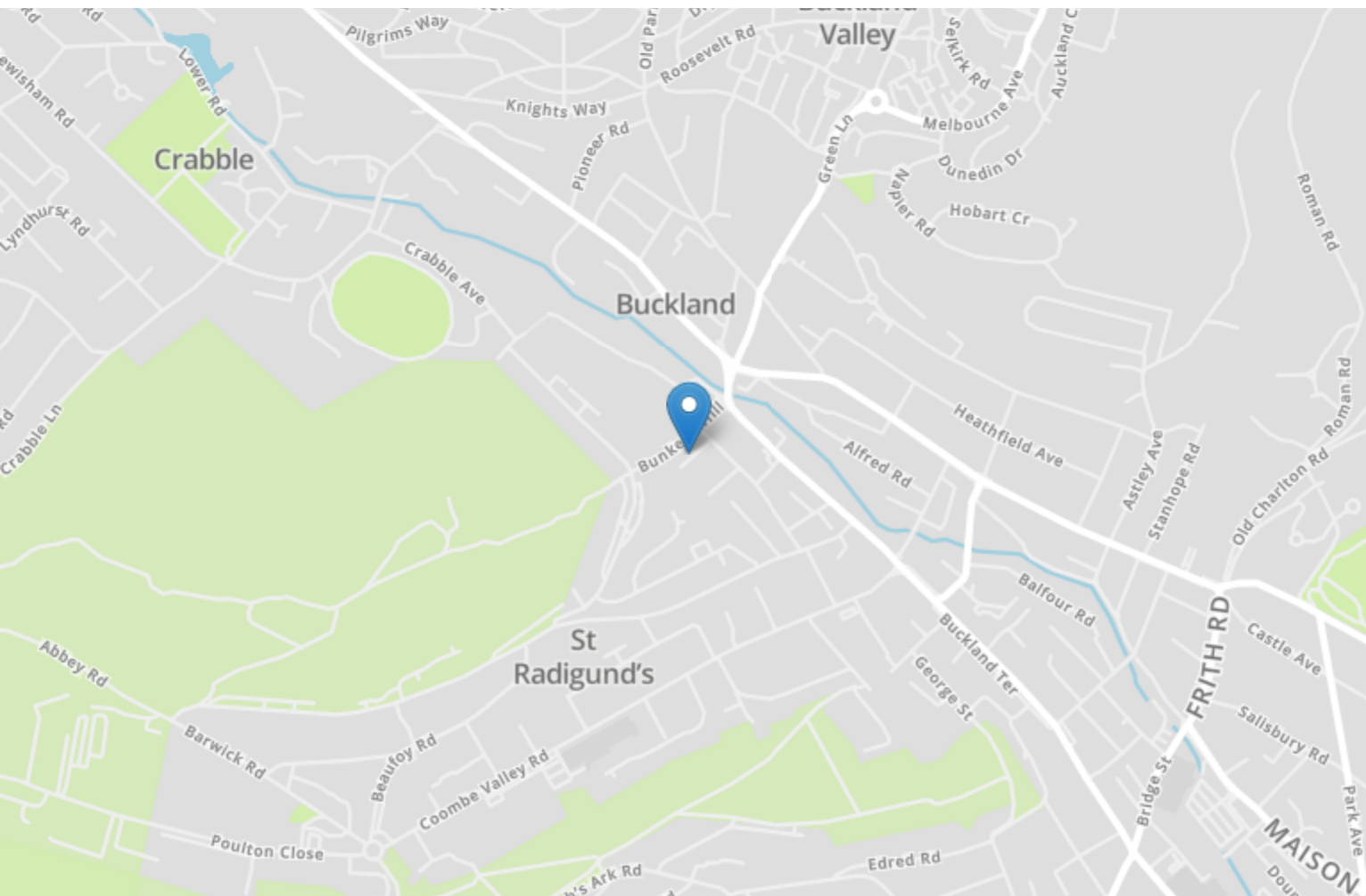


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 9 Woods Place

Dover  
CT17 0JW

**£160,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Extended Two-Bedroom House – Chain-Free  
This extended two-bedroom home offers fantastic potential for modernisation, perfect for buyers looking to create their dream space. The property features two double bedrooms and two bathrooms, along with a lounge, dining room, and kitchen, providing versatile living areas to suit modern family life. Gas central heating ensures comfort throughout the home. A spacious rear garden offers the perfect setting for outdoor entertaining or family activities, while the quiet cul-de-sac location provides privacy and a welcoming sense of community. Sold chain-free, this property promises a smooth and hassle-free purchase. Don't miss this opportunity – call Burnap + Abel today on 01304 279107 to arrange your viewing.



### Lounge

11' 10" x 11' 4" (3.61m x 3.45m)

### Dining Room

11' 10" x 11' 3" (3.61m x 3.43m)

### Shower Room

### Kitchen

23' 7" x 7' 10" (7.19m x 2.39m)

### Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

### Bedroom Two

11' 10" x 11' 4" (3.61m x 3.45m)

### Bathroom

9' 11" x 8' 0" (3.02m x 2.44m)

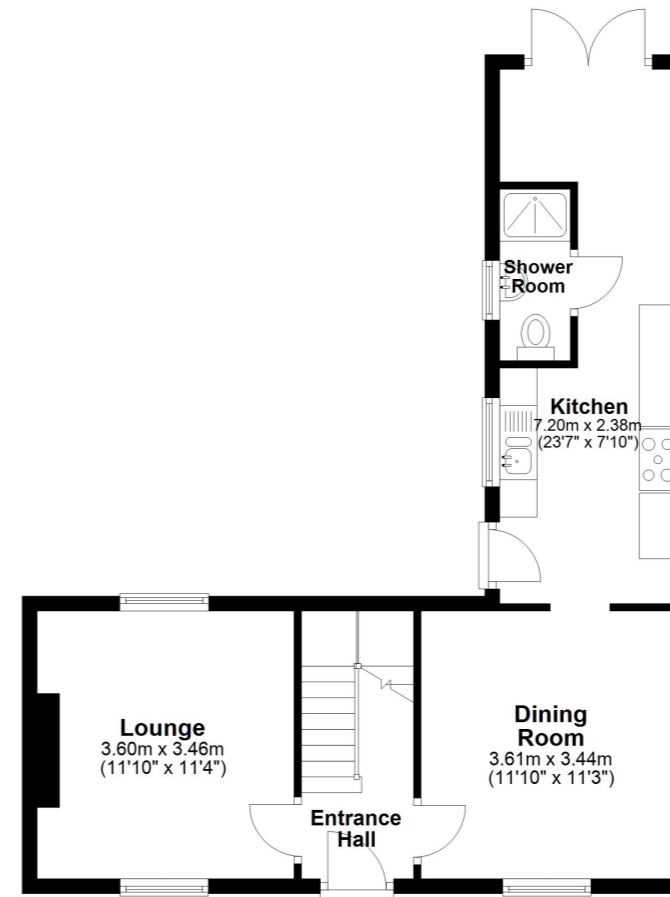
### Garden

### Area Information

This property is situated in a popular residential area within close proximity of local shops and amenities. The town centre is a short walk away, and buses pass regularly on the nearby London Road. Within the area is a good range of primary and secondary schools including the Girl's and Boy's Grammar. There are excellent access routes to the A2/M2 to Canterbury and the M20 via the Alkham Valley. Dover Priory train station with its fast link train to London St Pancras in 1 hour 10 minutes is only a short drive away.

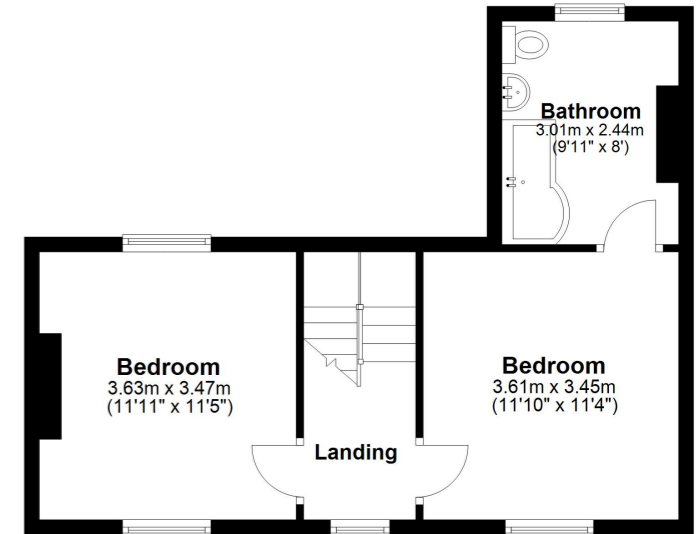
### Ground Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

