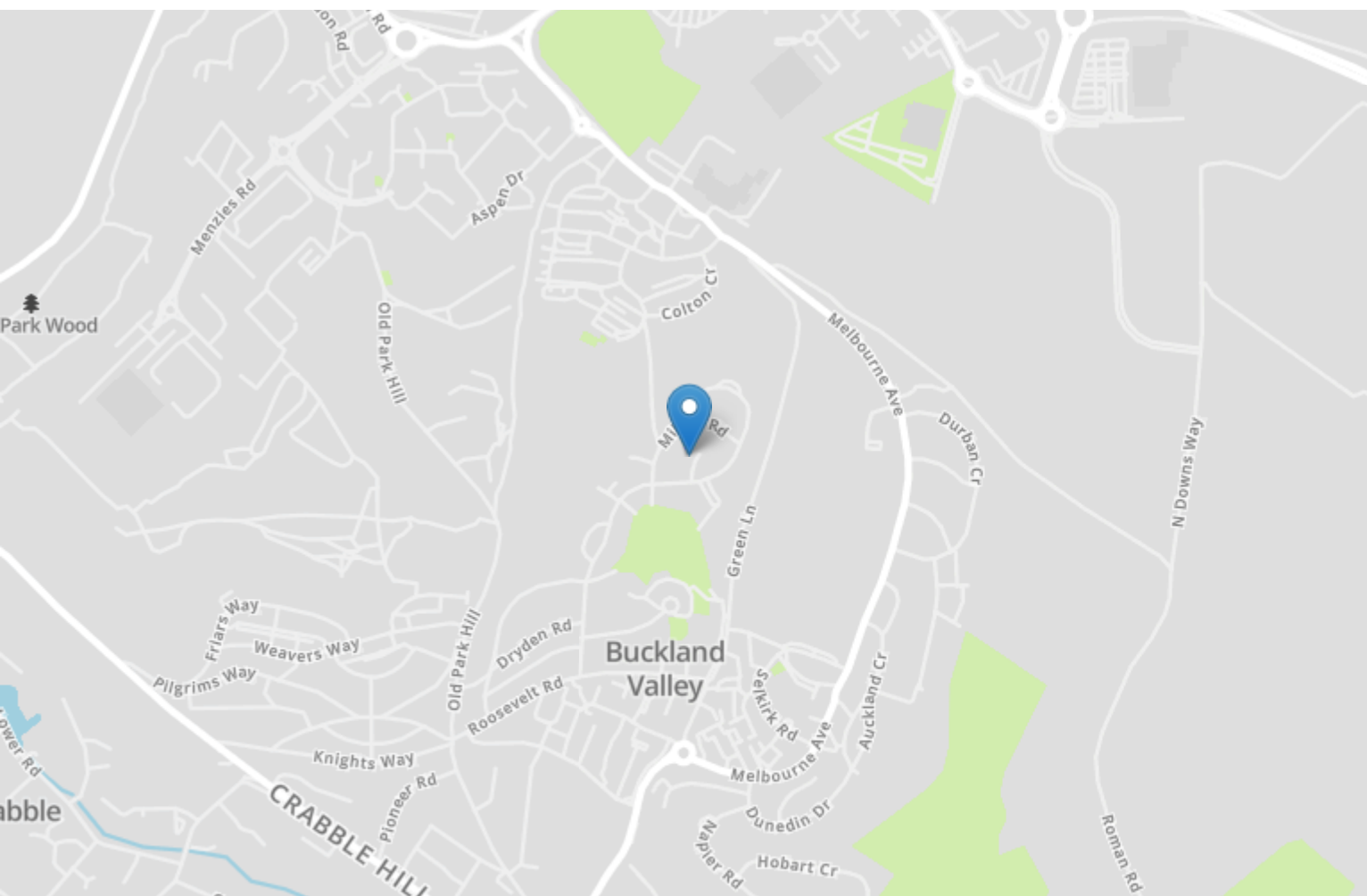


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

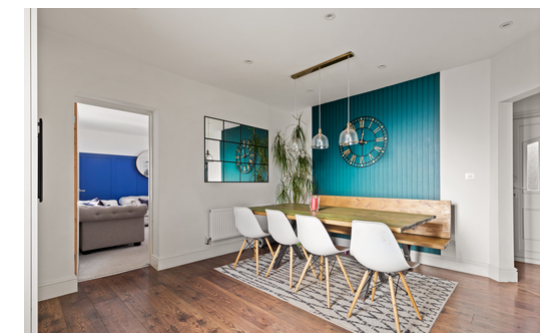


17 The Linces

Dover
CT16 2BL

£280,000 FREEHOLD

Draft Details...Price Range £280,000 to £290,000 | Chain Free | Beautifully Extended Three Bedroom Semi Detached Family Home | Three Double Bedrooms | Wonderful Outside Space To Enjoy With Family & Friends | Ideal For Growing Family | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom extended semi detached family home located in a highly sought after residential location in Dover. The property has been extended making this the ideal property for those with a growing family and the accommodation boasts a light and airy lounge, separate dining room, modern kitchen, three double bedrooms and a modern family bathroom. Additional benefits include spacious front and rear gardens, utility room, double glazing, gas central heating (boiler serviced 2023) and NO ONWARD CHAIN. The coastal town of Dover offers a range of shopping, educational and recreational facilities together with the Docks and seafort offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park . The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury with its excellent range of shopping, educational and recreational facilities and Priory railway station with excellent fast speed connections to the capital. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Dining Room

13' 10" x 12' 1" (4.22m x 3.68m) Spacious dining room with laminate floor, space for table and chairs, radiator and built in cupboard space.

Lounge

14' 2" x 13' 8" (4.32m x 4.17m) A light and airy lounge with carpeted floor, radiator, double glazed window and double glazed doors to the garden.

Hallway

Laminate floor, door to garden, radiator, cupboards with gas & electric meters, carpeted stairs to first floor and doors leading to;

Kitchen

11' 2" x 10' 6" (3.40m x 3.20m) A lovely modern style kitchen with a mix of wall and base units, space for cooker, fridge freezer, laminate floor, radiator and a double glazed window.

Utility

5' 6" x 5' 3" (1.68m x 1.60m) Space for washing machine and tumble dryer. Double glazed window.

First Floor Landing

Carpeted stairs, double glazed window, carpeted landing, radiator, loft hatch, cupboard with boiler (serviced in 2023) and doors leading to;

Bedroom One

14' 3" x 13' 8" (4.34m x 4.17m) Large double bedroom with carpeted floor, radiator and double aspect double glazed windows.

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.43m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

11' 2" x 10' 6" (3.40m x 3.20m) Double bedroom with carpeted floor, cupboard space, radiator and double glazed window.

Bathroom

10' 6" x 5' 6" (3.20m x 1.68m) Lovely modern bathroom with a low level W.C., wash hand basin, bath with overhead shower, heated towel rail and a frosted double glazed window.

Garden

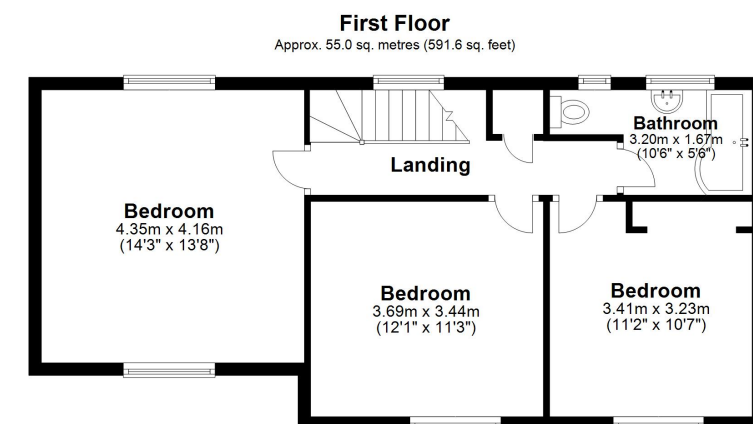
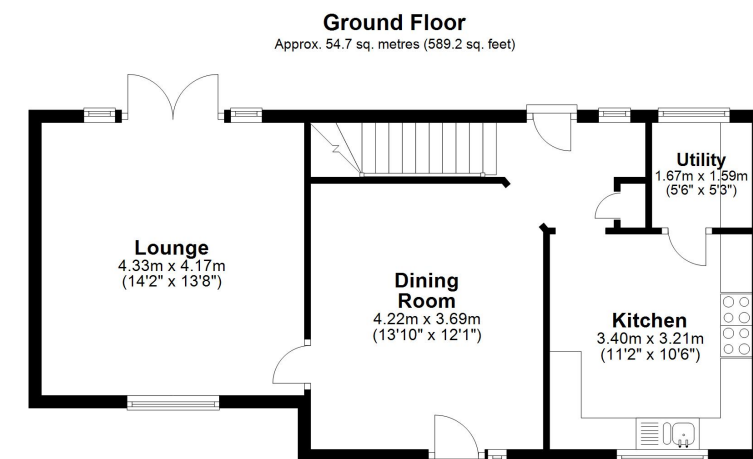
Lovey spacious front and rear gardens - Ideal when entertaining family and friends with those summer BBQs!

The large front garden has a large decked seating area with spotlights, spacious lawn area for the kids to run around and play and outdoor power sockets.

The rear garden has fabulous paved entertaining area with a built in BBQ , built in cupboard behind the BBQ with power and space for a fridge, steps leading to lawn and decked seating area with spotlights, outdoor sockets and side access.

Area Information

This property is situated within easy access of Dover town and a selection of shops and is also ideally located for access to the A2/M2 and the M20 via the Alkham Valley. There are a good range of primary and secondary schools nearby including the Girl's and Boy's Grammar Schools. Within a short driving distance is the railway station at Kearsney and also Dover Priory station in the town with the fast link train to London St Pancras in 1 hour 10 minutes.



Total area: approx. 109.7 sq. metres (1180.8 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.

