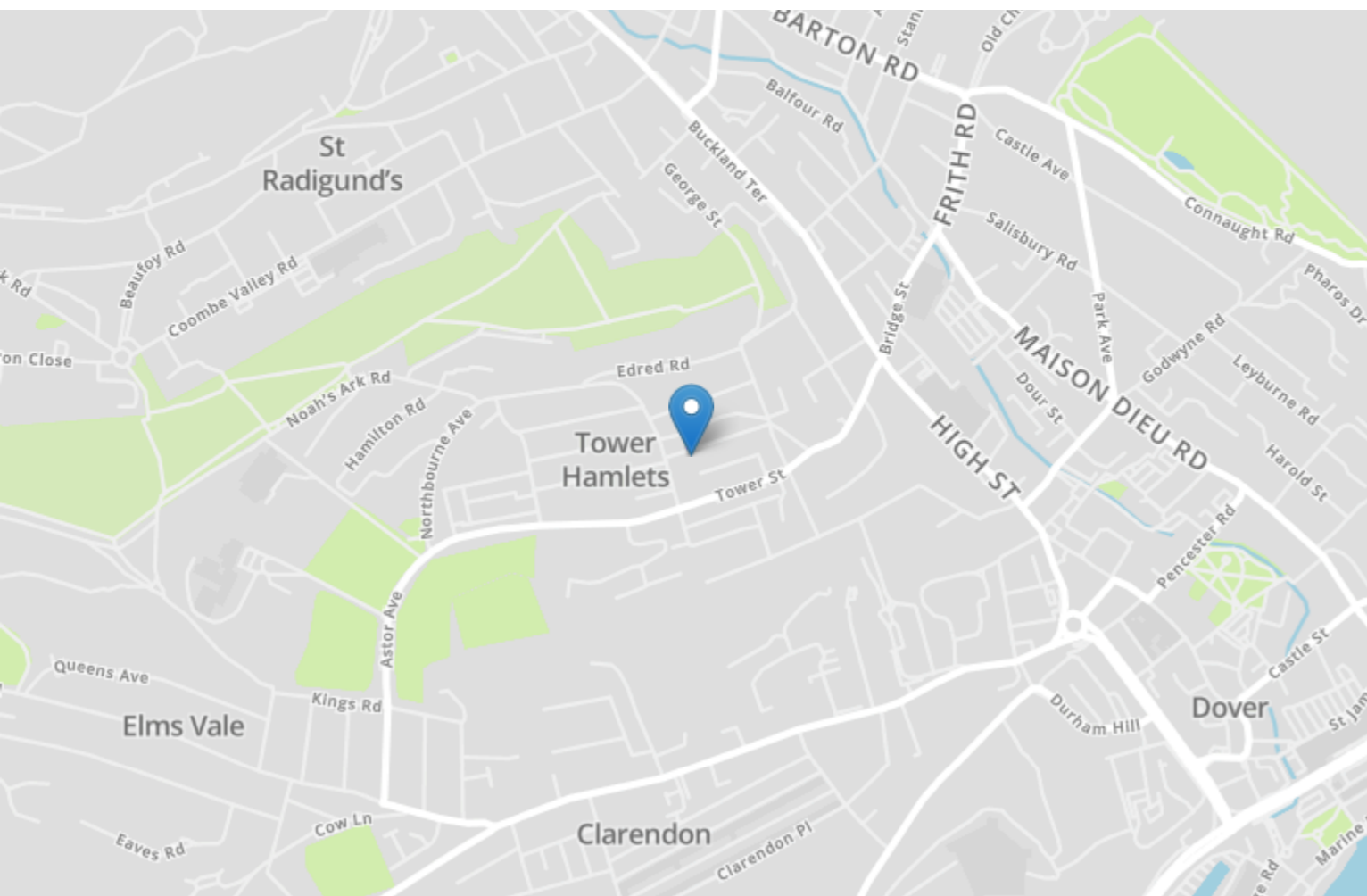


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 50 Tower Hamlets Street

Dover  
CT17 0DY

**£190,000 FREEHOLD**

Draft Details...Price Range £190,000 - £200,000 | Fabulous Three Bed House | Sunny Rear Garden | Ideal For First Time Buyers & Buy To Let Investors | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the conveniently placed Tower Hamlets Street Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a bathroom. Additional benefits include a sunny rear garden, double glazing and gas central heating (Boiler serviced January 2024). The property is situated in a popular residential location of Dover close to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Lounge/Dining Room

23' 2" x 11' 8" (7.06m x 3.56m) A spacious lounge/dining room - Lounge area has laminate floor, radiator and double glazed window. The dining area has laminate floor, under stair storage cupboard, radiator and double glazed window.

## Kitchen

10' 9" x 5' 10" (3.28m x 1.78m) A mix of wall and base units, space for fridge freezer, integrated oven/hob, cupboard with wall mounted boiler and double (boiler serviced Jan 2024) glazed window.

## Utility

8' 0" x 5' 2" (2.44m x 1.57m) Space for washing machine, tumble dryer and fridge.

## Bathroom

7' 7" x 5' 3" (2.31m x 1.60m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

## First Floor

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

### Bedroom One

12' 6" x 11' 9" (3.81m x 3.58m) Double bedroom with carpeted floor, radiator and double glazed window.

### Bedroom Two

12' 5" x 6' 0" (3.78m x 1.83m) Carpeted floor, radiator and double glazed window.

### Bedroom Three

10' 10" x 5' 7" (3.30m x 1.70m) A generous size third bedroom with carpeted floor, radiator and double glazed window.

## Garden

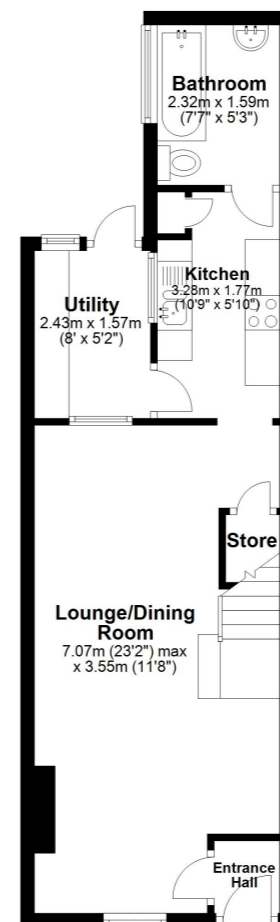
A sunny and low maintenance rear garden.

## Area Information

Located in a popular suburb of Dover and just a short walk into town and the high speed train station which will have you in London, St Pancras in just over an hour. Dover is perhaps best known for its towering White Cliffs & Dover Castle, but the historic port and surrounding areas have a lot more to offer than simply the natural formation, from historical sites to seaside eateries to boat trips. A good selection of well regarded schools are within close proximity including the Dover Grammar Schools and Duke of York's Royal Military School.

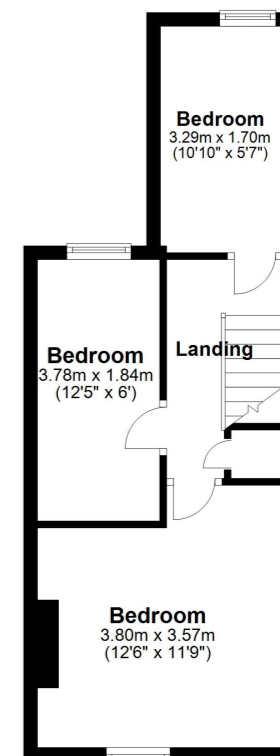
## Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.6 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.

