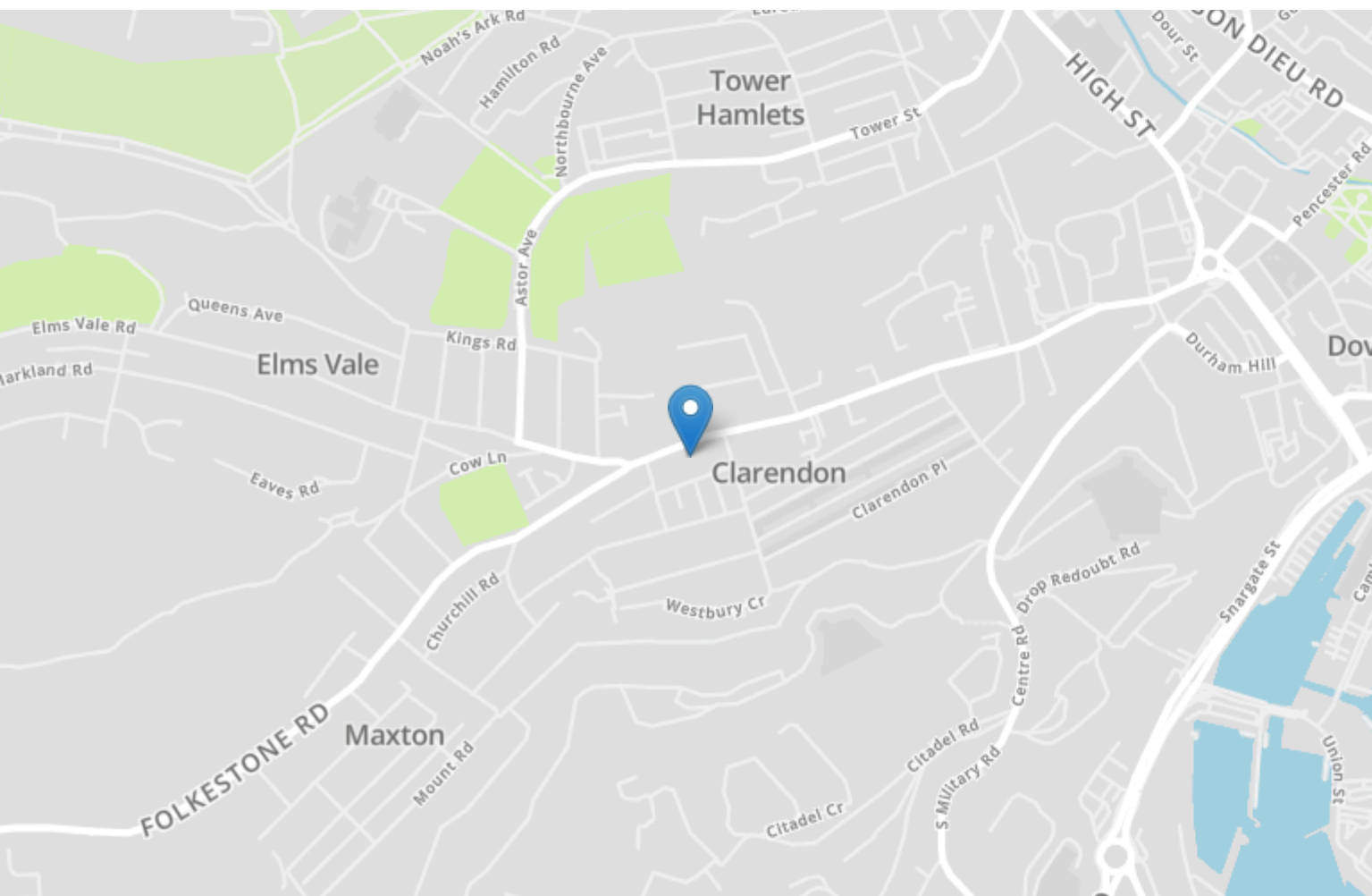


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 213 Folkestone Road

Dover  
CT17 9SL

**£425,000 FREEHOLD**

Draft Details...Price Range £425,000 - £450,000 | Fabulous Five Bedroom Family Home | Large Garage & Parking At The Rear | One Bathroom & Two Ensuites | Beautiful Modern Kitchen With Island | Lounge & Separate Dining Room | Burnap + Abel are delighted to offer onto the market this wonderful five bedroom semi detached family home located in the highly convenient Folkestone Road, Dover. The property is within walking distance to schools, shops and the Dover Priory train station with highspeed train to London. The accommodation boasts a lounge, separate dining room, fantastic modern kitchen, five bedrooms and three bathrooms. Additional benefits include a double garage and off street parking at the rear, sunny rear garden, double glazing and gas central heating (Boiler serviced 2023). Located in a popular area, this fantastic home is within easy reach of good schooling, the town centre and great transport links by road and train to Folkestone, Ashford and London. For your chance to view call sole agent Burnap + Abel on 01304 279107.





## Porch

## Entrance Hall

Carpeted stairs, radiator, under stairs storage cupboard and doors leading to;

## Lounge

13' 10" x 0' 0" (4.22m x 0.00m) Lovely lounge area with double glazed bay fronted windows, carpeted floor and radiator.

## Dining Room

12' 10" x 11' 4" (3.91m x 3.45m) Spacious dining room floor boards, radiator and door to garden.

## Kitchen

19' 0" x 11' 3" (5.79m x 3.43m) Beautiful modern fitted kitchen with island breakfast bar, mix of wall and base units, integrated Neff microwave oven, oven & hob, fridge, freezer, dishwasher, cupboard with wall mounted boiler (Serviced 2023), radiators, double glazed windows. Doors to side access storage area and conservatory.

## Conservatory

14' 4" x 9' 8" (4.37m x 2.95m) Spacious conservatory with tiled floor, radiator and power. Cupboard with space for washing machine and dryer.

## Bedroom One

18' 5" x 11' 4" (5.61m x 3.45m) Large double bedroom with laminate floor, radiators and double glazed windows.

## En Suite

Electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed windows.

## Bedroom Three

12' 10" x 11' 5" (3.91m x 3.48m) Large double bedroom with radiator and double glazed door that opens up onto a Juliette balcony.

## Bedroom Five

9' 3" x 8' 1" (2.82m x 2.46m) Generous size fifth bedroom with carpeted floor, double aspect double glazed windows, radiator and airing cupboard.

## Bathroom

10' 8" x 6' 4" (3.25m x 1.93m) Bath with shower attachment, low level W.C., heated towel rail, wash hand basin and frosted double glazed window.

## Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m) Double bedroom with carpeted floor, radiator and double glazed window.

## En Suite

Shower, low level W.C., wash hand basin, heated towel rail and cupboard space.

## Bedroom Four

12' 11" x 11' 7" (3.94m x 3.53m) Double bedroom with double glazed Velux window, double glazed window and radiator.

## Garden

A sunny rear garden with seating and lawn areas. Shed and access to the double garage.

## Double Garage & Off Street Parking

17' 8" x 17' 5" (5.38m x 5.31m) A double garage with lighting and power. Potential to be converted into an office or games room. Off street parking for two cars.

## Area Information

Folkestone Road is located in an area of the historic seaside town of Dover known as Maxton. Dover's high speed rail link into St Pancras, London is in close proximity (approximately a 15 minute walk to Dover Priory Train Station), meaning it is great for commuters who work in the city. The area has excellent schools as well as the high street being just a short drive away. For those who enjoy the outdoors, the areas of outstanding natural beauty with the Downs as well as the famous white cliffs country is just an outing away.

