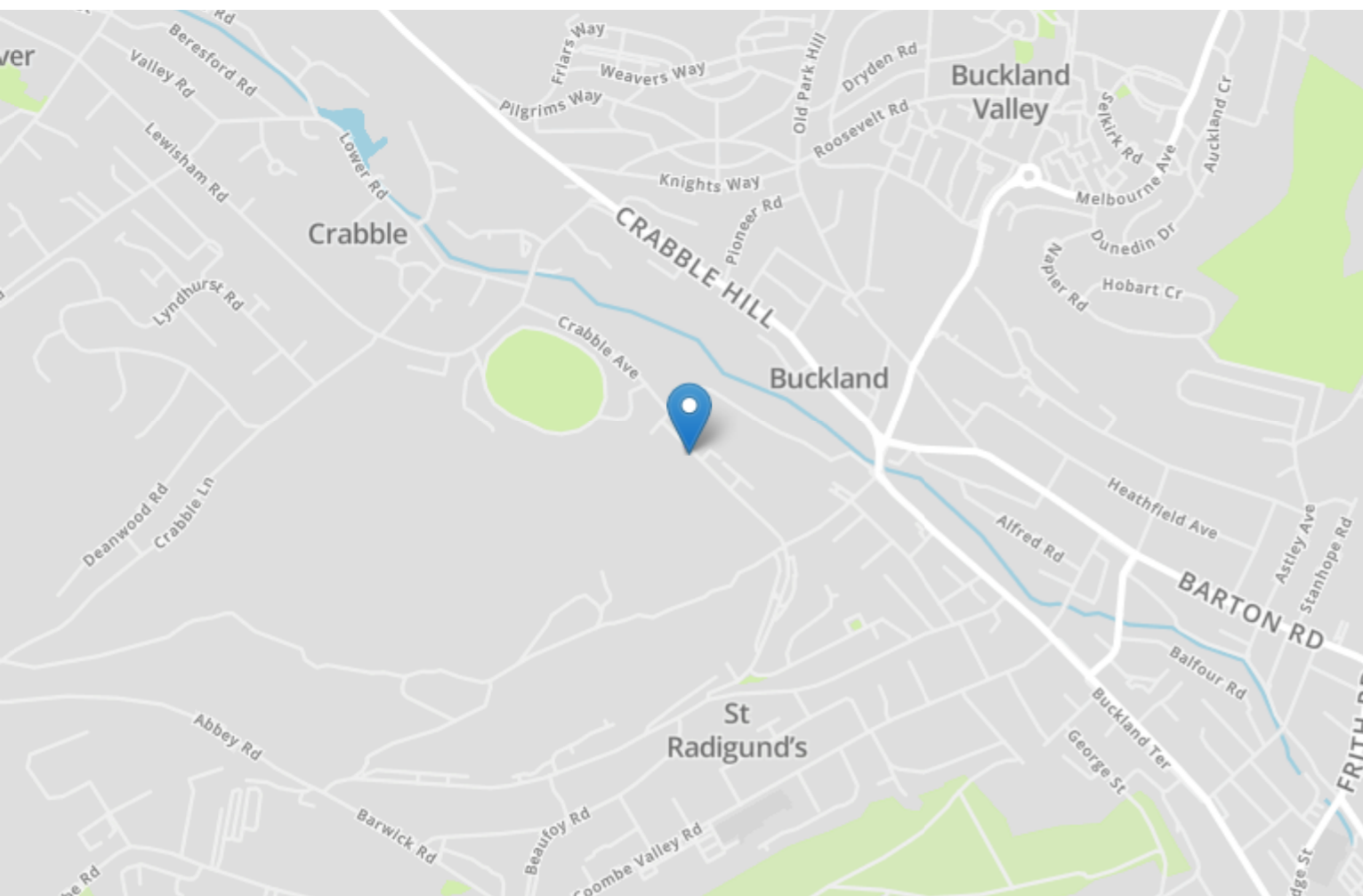


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



101 Hillside Road

Dover
CT17 0JG

£185,000 FREEHOLD

Draft Details...Offers In Excess Of £185,000 | Fantastic two bedroom house | Ideal for first time buyers | Walking distance to River Primary School | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in the highly sought after Hillside Road, Dover. The property would be ideal for first time buyers, buy to let investors and those looking to downsize. The accommodation boasts a spacious lounge/dining room, modern style kitchen, two double bedrooms and a bathroom. Additional benefits include an office area on the first floor, generous size garden, double glazing and gas central heating. Locally you have a handy Coop, River primary school and two public houses, as well the the local football club Dover Athletic and cricket ground. Within walking distance you also have Kearsney Abbey and its wondrous grounds. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Porch

Lounge / Dining Room

20' 6" x 11' 10" (6.25m x 3.61m) A spacious lounge/dining room with carpeted floor, radiator, fire place and double glazed window..

Kitchen

11' 10" x 8' 11" (3.61m x 2.72m) A modern style kitchen with a mix of wall and base units, integrated fridge freezer, oven/hob, washing machine, double glazed window and door to garden.

Bathroom

6' 5" x 5' 9" (1.96m x 1.75m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail, wall mounted boiler and a double glazed window.

First Floor Landing

Carpeted stairs, double glazed window and large landing which can be used as an office space.

Office Space

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom

12' 1" x 9' 1" (3.68m x 2.77m) Double bedroom with carpeted floor, radiator, double glazed window and cupboard space.

Bedroom

11' 1" x 8' 8" (3.38m x 2.64m) Double bedroom with carpeted floor, eave storage space, radiator and double glazed window.

Garden

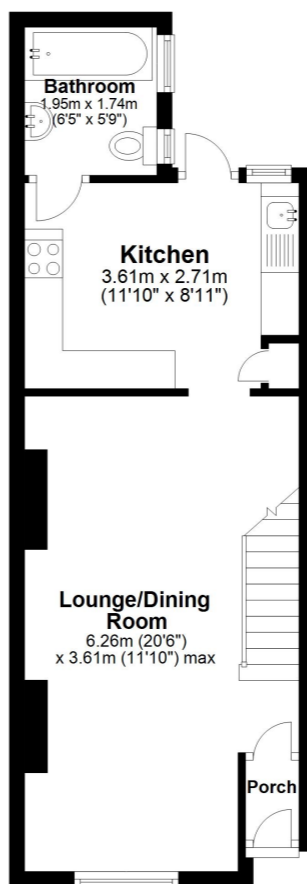
A low maintenance rear garden with decked areas. Storage space.

Area Information

Hillside Road is situated within easy access of Dover town centre and is ideally located for access to the A2/M2 and the M20 via the Alkham Valley. In the local area is a good range of primary and secondary schools, and within a short driving distance is the main-line railway station at Kearsney, and also the Priory Railway Station in the town with the fast link train to London St Pancras in 1 hour 5 minutes.

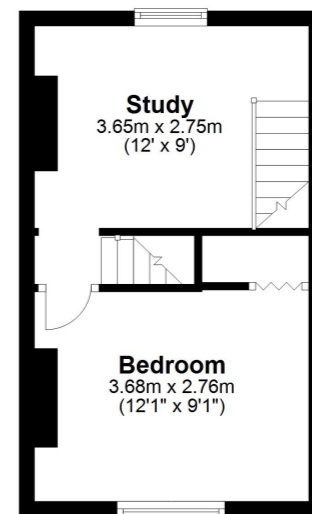
Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



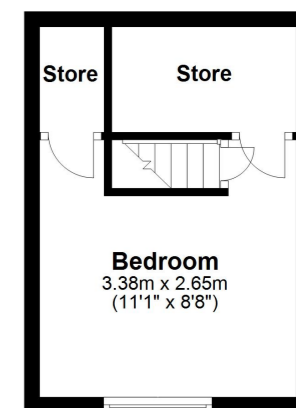
First Floor

Approx. 21.7 sq. metres (233.5 sq. feet)



Second Floor

Approx. 16.5 sq. metres (177.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 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.

