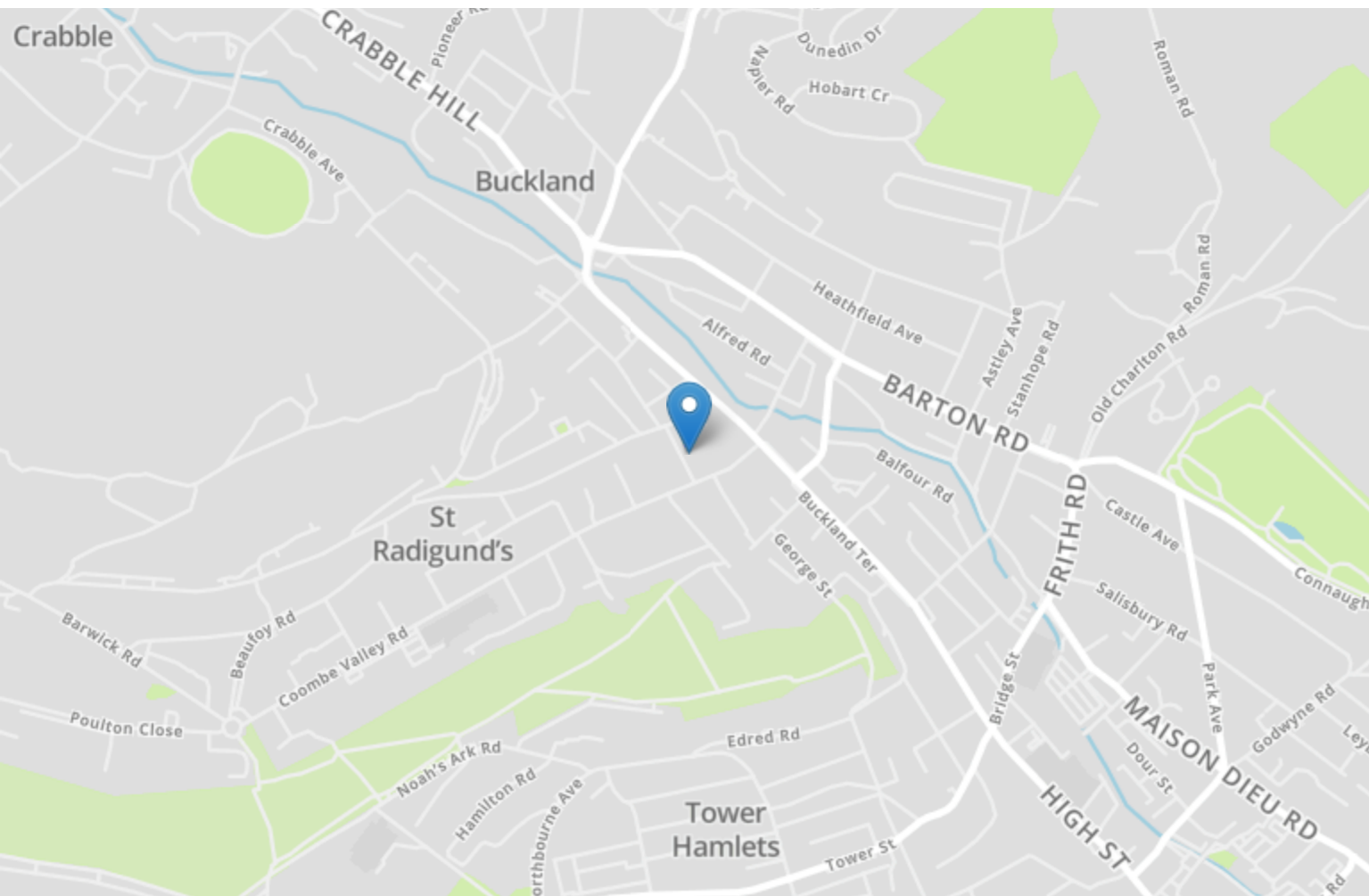


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



13 Magdala Road

Dover
CT17 0JU

£190,000 FREEHOLD

Draft Details...Price Range £190,000 - £200,000 | Fabulous Three Bed Terraced House | Garden | Ideal For First Time Buyers Or Buy To Let Investors | Walking Distance To A Number Of Schools & Shops | Double Glazing & Gas Central Heating | Burnap + Abel are delighted to offer onto the market this fantastic three bedroom house located in the conveniently placed Magdala Road, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge/dining room, kitchen, three bedrooms and a family bathroom. Additional benefits include a private rear garden, double glazing and gas central heating. Situated in Magdala Road, this property is a fantastic residential area, close to local shops, schools and amenities. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Lounge / Dining Room

26' 6" x 13' 0" (8.08m x 3.96m) Lounge has laminate floor, fire place, radiator and double glazed window. Dining area has space for a table and chairs, radiator and double glazed window.

Kitchen

14' 8" x 7' 1" (4.47m x 2.16m) Modern kitchen with a mix of wall and base units, space for fridge freezer, washing machine and an integrated oven/hob. Double glazed window, radiator and door to the garden.

First Floor Landing

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

Bedroom One

13' 0" x 11' 8" (3.96m x 3.56m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

14' 4" x 7' 1" (4.37m x 2.16m) Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m) Laminate floor, radiator, double glazed window and wall mounted boiler.

Bathroom

6' 3" x 4' 3" (1.91m x 1.30m) Bath with shower attachment, low level W.C., wash hand basin, radiator and frosted double glazed window.

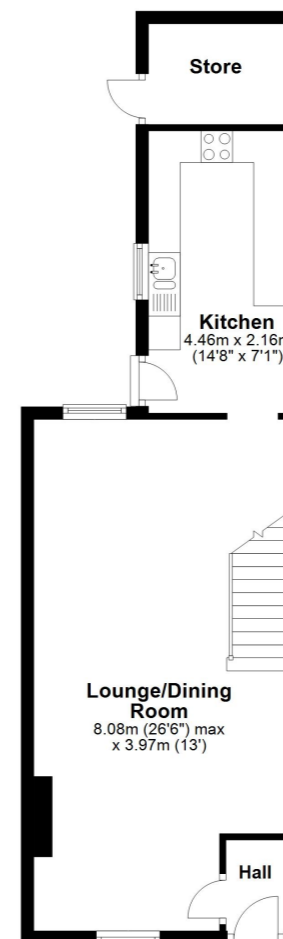
Garden

Private rear garden with paved, decked and lawn areas.

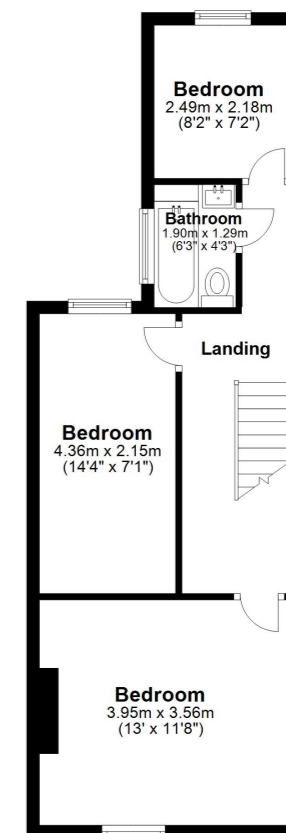
Area Information

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. 45.6 sq. metres (490.6 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.8 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.

