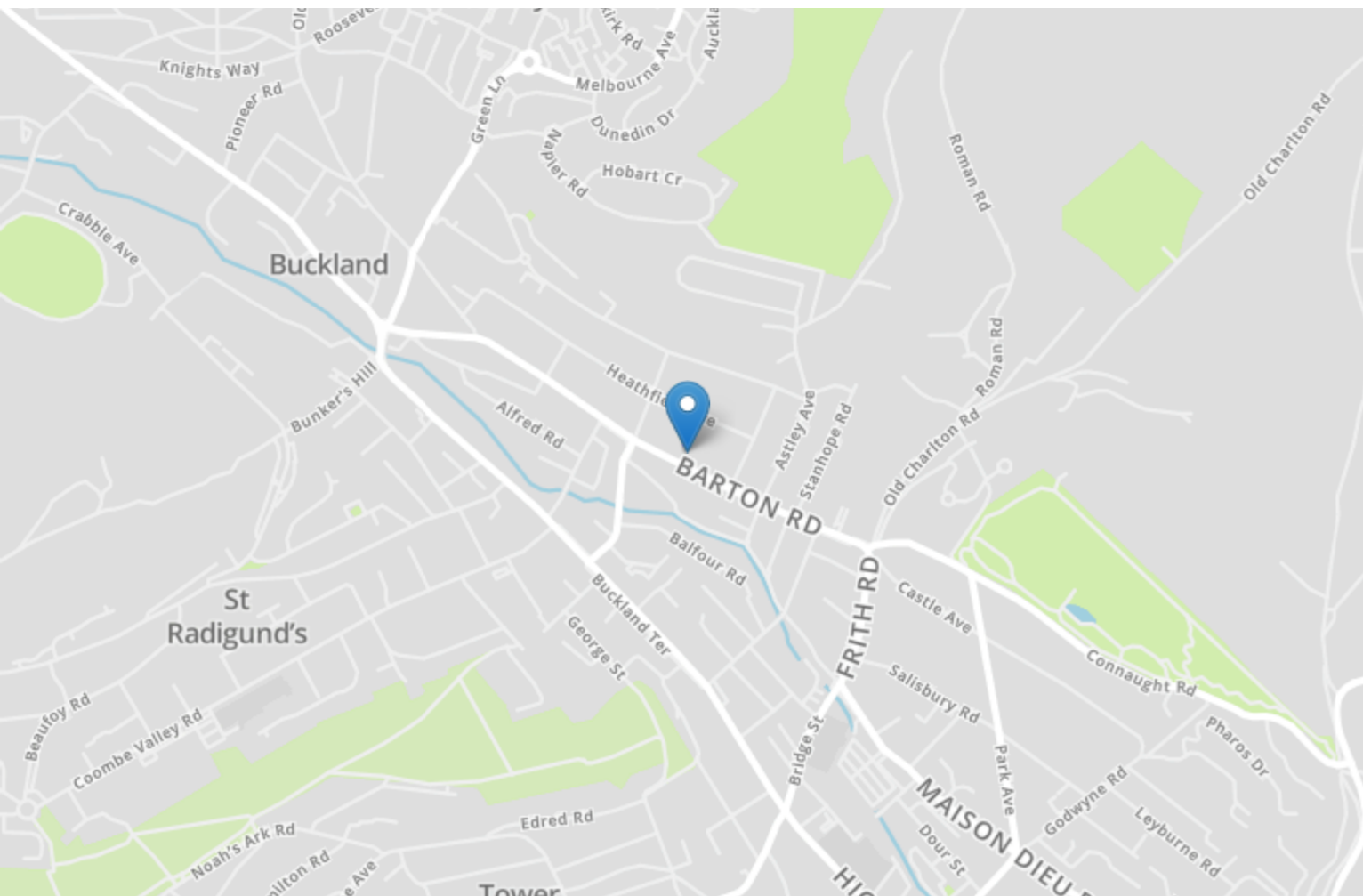


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 5 Barton Road

Dover  
CT16 2NF

**£290,000 FREEHOLD**

Draft Details...Price Range £290,000 - £310,000 | Beautiful Three Bed Semi Detached Family Home | Balcony | Lounge & Separate Dining Room | Burnap + Abel are delighted to offer onto the market this fabulous three double bedroom semi detached family home located in the highly sought after Barton Road, Dover. The property is in beautiful condition throughout and the accommodation boasts a spacious lounge with bay fronted windows, separate dining room, stunning kitchen/breakfast room, three double bedrooms and a family bathroom. Additional benefits include a lovely rear garden, large loft offering conversion potential (subject to obtaining all relevant planning), double glazing and gas central heating (Boiler annually serviced). Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view call sole agent Burnap + Abel now on 01304 279107.





## Entrance Hall

Engineered Oak flooring, radiator, understairs storage cupboard, carpeted stairs to the first floor and doors leading to;

## Lounge

14' 9" x 11' 7" (4.50m x 3.53m) Spacious light and airy lounge with engineered Oak flooring, double glazed bay fronted windows, feature fire place and radiator.

## Dining Room

12' 8" x 10' 2" (3.86m x 3.10m) Tiled vinyl flooring, feature fire place, radiator and double glazed doors to the garden.

## Kitchen/Breakfast Room

20' 3" x 9' 5" (6.17m x 2.87m) A beautiful kitchen with a mix of wall and base units, space for fridge freezer, integrated oven/hob, washing machine, dishwasher, cupboard with wall mounted boiler (annually serviced) and double glazed window. The dining area has space for table and chairs, larder, radiator, double glazed window and door to garden.

## First Floor Landing

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

## Bedroom One

15' 5" x 12' 8" (4.70m x 3.86m) Large double bedroom with carpeted floor, built in wardrobes, feature fire place, radiator and double glazed doors to the balcony.

## Balcony

Balcony overlooking green space. Space for table and chairs.

## Bedroom Two

12' 8" x 10' 2" (3.86m x 3.10m) Double bedroom with carpeted, feature fire place, radiator and double glazed window.

## Bedroom Three

15' 3" x 9' 6" (4.65m x 2.90m) Double bedroom with carpeted floor, feature fire place, built in wardrobe, radiator and double glazed window.

## Bathroom

10' 4" x 6' 3" (3.15m x 1.91m) Stylish bathroom with low level W.C., wash hand basin, bath, separate shower, heated towel rail and frosted double glazed windows.

## Garden

Sunny rear garden with lawn and decked areas. Lovely outside space to relax with family and enjoy those Summer BBQs.

## Are Information

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.



Total area: approx. 115.5 sq. metres (1242.8 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.

