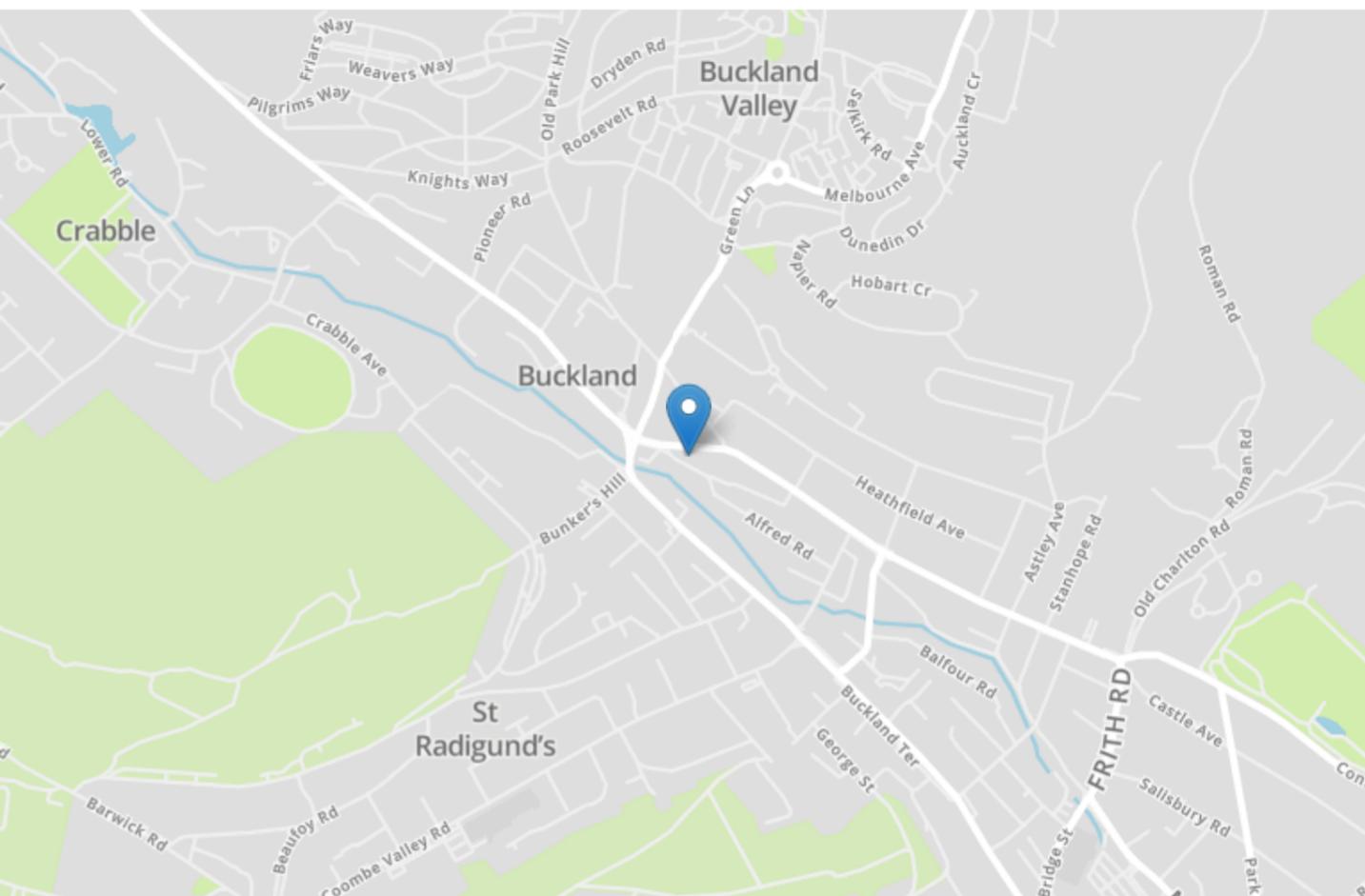


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



20 Buckland Avenue

Dover
CT16 2NP

£219,950 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL... Wonderful Three-Bedroom Terraced Home with Garage and Rear Access | Spacious Layout | Large Kitchen | Downstairs Toilet | Double Glazing & Gas Central Heating| This wonderful three-bedroom terraced house offers generous living space and practical features, making it ideal for growing families or first-time buyers alike. The property boasts three well-proportioned bedrooms, a large kitchen perfect for family meals or entertaining and a downstairs toilet for added convenience. It also benefits from double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. A garage with rear access adds secure parking or valuable storage space. Located in close proximity to several local schools and shops, the home is ideally positioned in a popular and well-connected residential area. Well-maintained and ready to move into, this spacious and versatile home presents a fantastic opportunity for those seeking both comfort and convenience. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge

13' 10" x 11' 1" (4.22m x 3.38m)

Dining Room

11' 5" x 9' 9" (3.48m x 2.97m)

Kitchen/Breakfast Room

15' 4" x 8' 7" (4.67m x 2.62m)

W.C.

Bedroom One

14' 9" x 11' 10" (4.50m x 3.61m)

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.44m)

Shower Room

6' 7" x 5' 6" (2.01m x 1.68m)

Garden

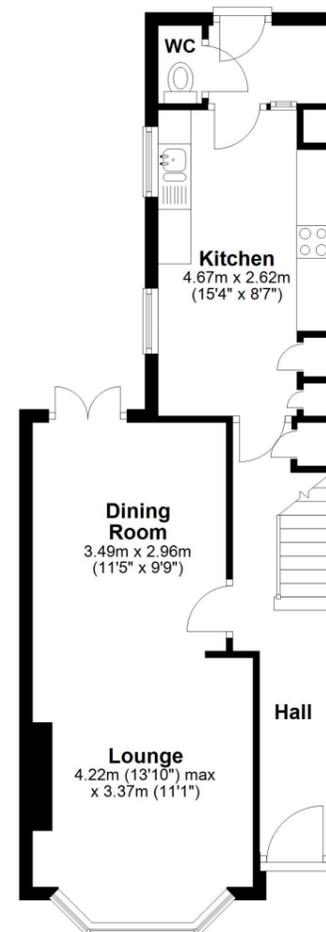
Garage

16' 7" x 7' 9" (5.05m x 2.36m)

Area Information

These deceptive homes are always very popular and within a very easy walk of Shatterlocks Infant and Nursery School, Barton Junior School and Dover Girls Grammar School. Dover Town Centre is accessed via a level walk beside the River Dour and offers a range of amenities including shopping and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and the nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Ground Floor
Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.2 sq. feet)



Outbuilding
Approx. 11.9 sq. metres (128.0 sq. feet)

