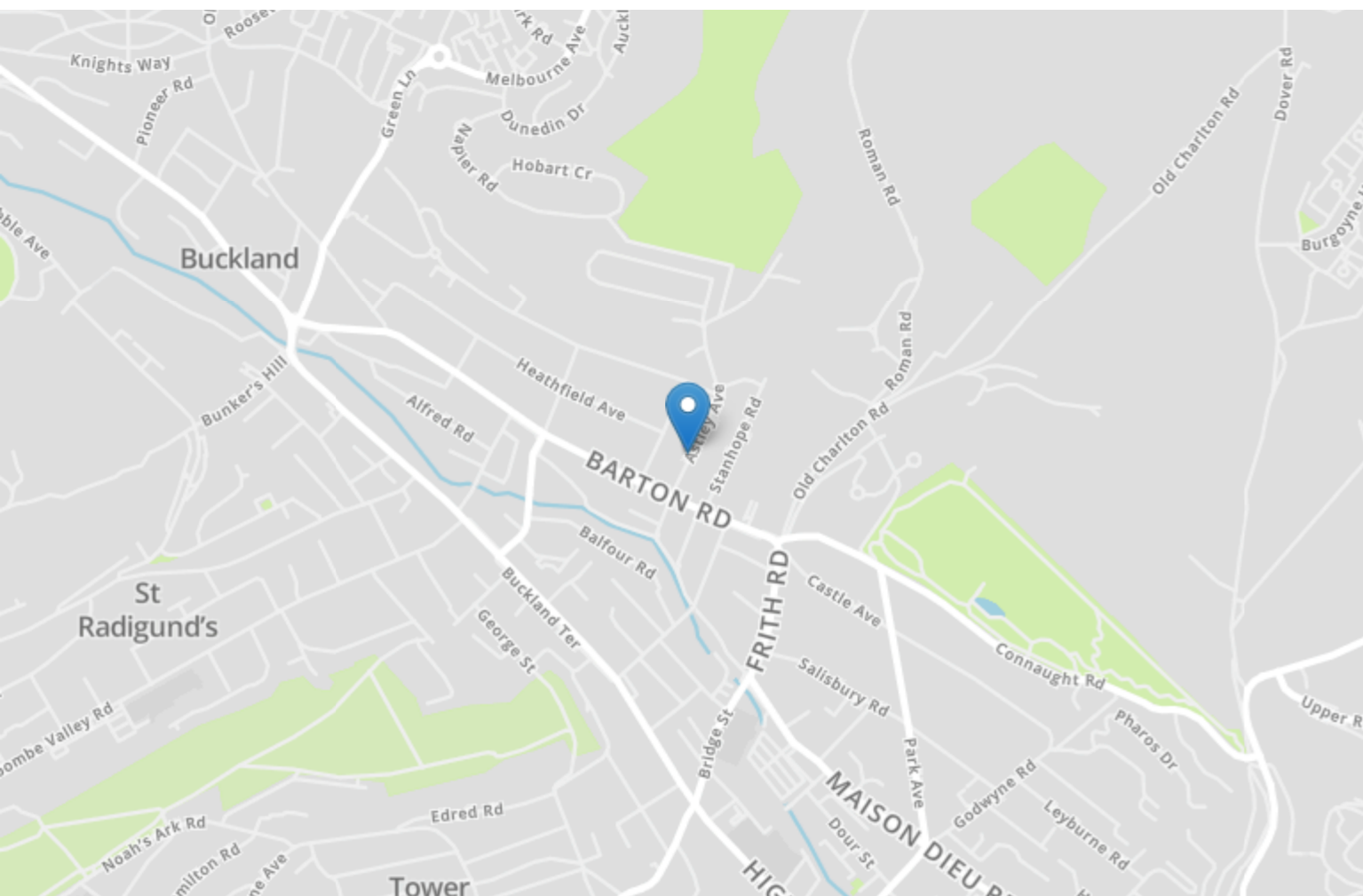


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 11 Astley Avenue

Dover  
CT16 2PP

**£210,000 FREEHOLD**

Draft Details...Price Range £210,000 - £220,000 | No Chain | Fantastic Two Bed House | Ideal For First Time Buyers & Buy To Let Investors | Sunny Rear Garden | Double Glazing & Gas Central Heating | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom house located in the highly sought after Astley Avenue, Dover. The property is in very good condition throughout and the accommodation boasts a spacious lounge, separate dining room, kitchen, two double bedrooms and a spacious modern style bathroom. Additional benefits include a sunny rear garden, double glazing, gas central heating and NO ONWARD CHAIN. Situated within a short walk of Dover Town Centre with local amenities and mainline railway station located nearby, this property would be suited to families and in particular those who commute to the city regularly. There are also several primary and secondary schools situated around the town and excellent transport links. The Cathedral City of Canterbury is just a short drive away and is accessible via A2. The St James' Retail Park is found in the town centre and is currently under construction and will consist of a large multiplex cinema and several shops and restaurants. For your chance to view call sole agents Burnap + Abel on 01304 279107.



## Entrance Hall

Floorboards, radiator, carpeted stairs to the first floor and doors leading to;

## Lounge

Wooden floor boards, open fire place, radiator and double glazed bay fronted windows.

## Dining Room

Wooden floorboards, open fire place, radiator under stairs storage cupboard and double glazed window.

## Kitchen

A mix of wall and base units, space for washing machine, integrated oven/hob and fridge freezer. Double glazed windows and door to the garden.

## First Floor Landing

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

## Bedroom One

Large double bedroom with carpeted floor, feature fire place, radiator and double glazed windows.

## Bedroom Two

Double bedroom with carpeted floor, radiator and double glazed window.

## Bathroom

Modern style bathroom with a freestanding slipper bath, separate shower, low level W.C., wash hand basin, cupboard with wall mounted boiler, radiator and double glazed window.

## Garden

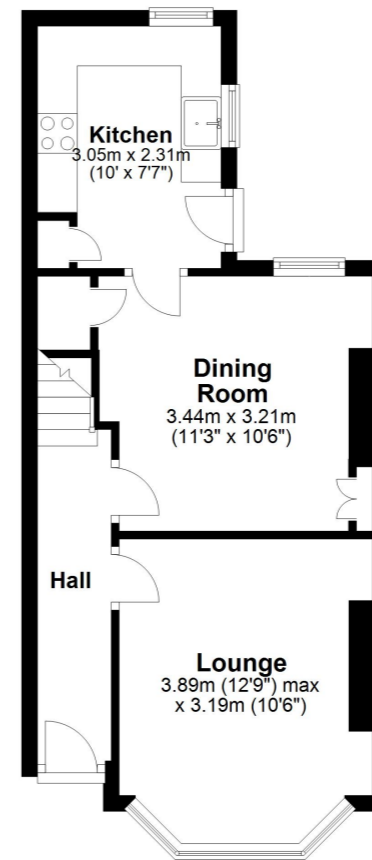
A sunny rear garden with outside W.C., decked and lawn areas. Shed with power.

## Area 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.

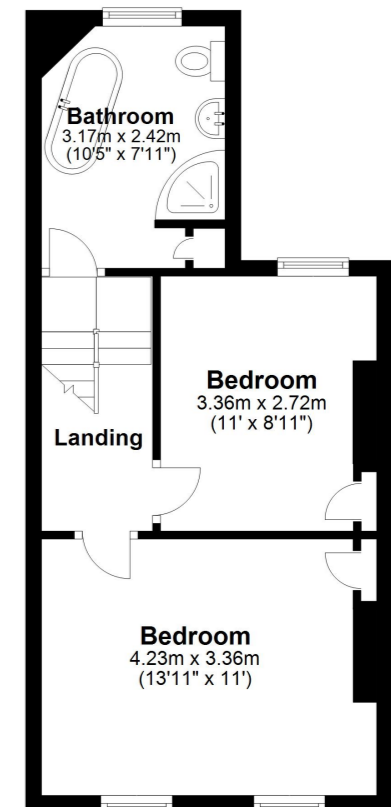
### Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 71.3 sq. metres (768.0 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.

