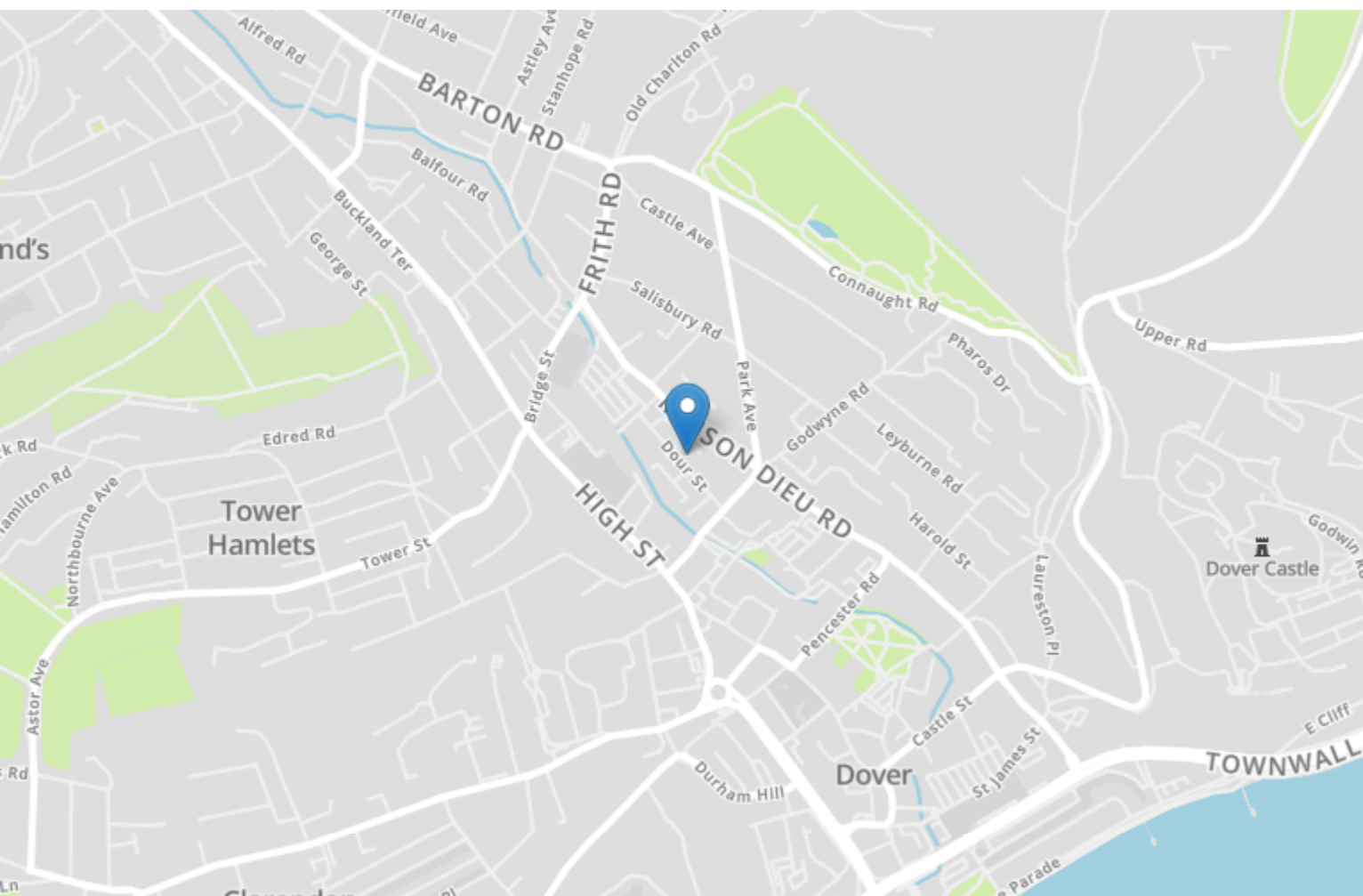


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

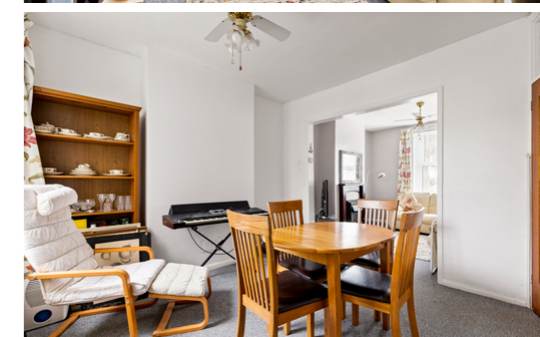


16 Dour Street

Dover
CT16 1EL

£200,000 FREEHOLD

Draft Details...Two Double Bedroom End Terrace House | Low maintenance Rear Garden | Double Glazed & Gas Central Heated (Modern Boiler) | Burnap + Abel are delighted to offer onto the market this fantastic two bedroom end of terrace house located in the popular and convenient Dour Street, Dover. The accommodation boasts a lounge, dining room, kitchen, two double bedrooms (one with views of the Dover Castle) and a shower room. Additional benefits include a low maintenance rear garden with side access, double glazing and gas central heating (Boiler installed December 2022 & serviced 2023). The property is situated in a popular residential location of Dover close by to local amenities, primary and secondary schools, with Dover town centre and Dover Priory train station within walking distance. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, carpeted stairs and doors leading to;

Lounge

11' 1" x 10' 5" (3.38m x 3.17m) Carpeted floor, radiator, fire place and double glazed window.

Dining Room

11' 5" x 11' 0" (3.48m x 3.35m) Carpeted floor, under stair storage cupboard, radiator and a double glazed window.

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m) A mix of wall and base units, space for washing machine, fridge and freezer, integrated oven/hob, double glazed window and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, cupboard with wall mounted boiler (vendor has said the boiler will be serviced), loft hatch and doors leading to;

Bedroom One

14' 0" x 11' 3" (4.27m x 3.43m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m) Double bedroom with carpeted floor, radiator and double glazed window with views of the Dover Castle.

Shower Room

8' 0" x 4' 5" (2.44m x 1.35m) Shower room with electric shower, wash hand basin, radiator and a frosted double glazed window.

W.C.

Separate W.C., radiator and frosted double glazed window.

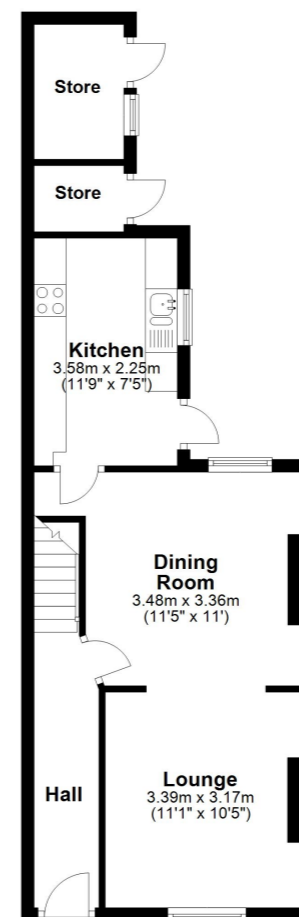
Gardens

Front garden with boundary wall and outdoor double power socket and a low maintenance rear garden with side access and two store rooms.

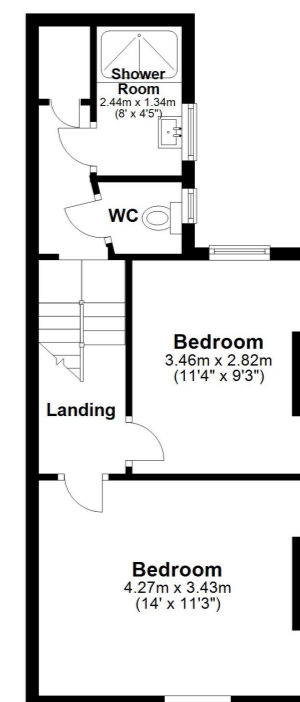
Area Information

Situated on the edge of the town centre of Dover close to many popular primary and secondary schools and is within easy reach of a range of local amenities, the new 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. The Port and iconic White Cliffs are a short drive as is the medieval castle.

Ground Floor
Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor
Approx. 38.2 sq. metres (410.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 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.

