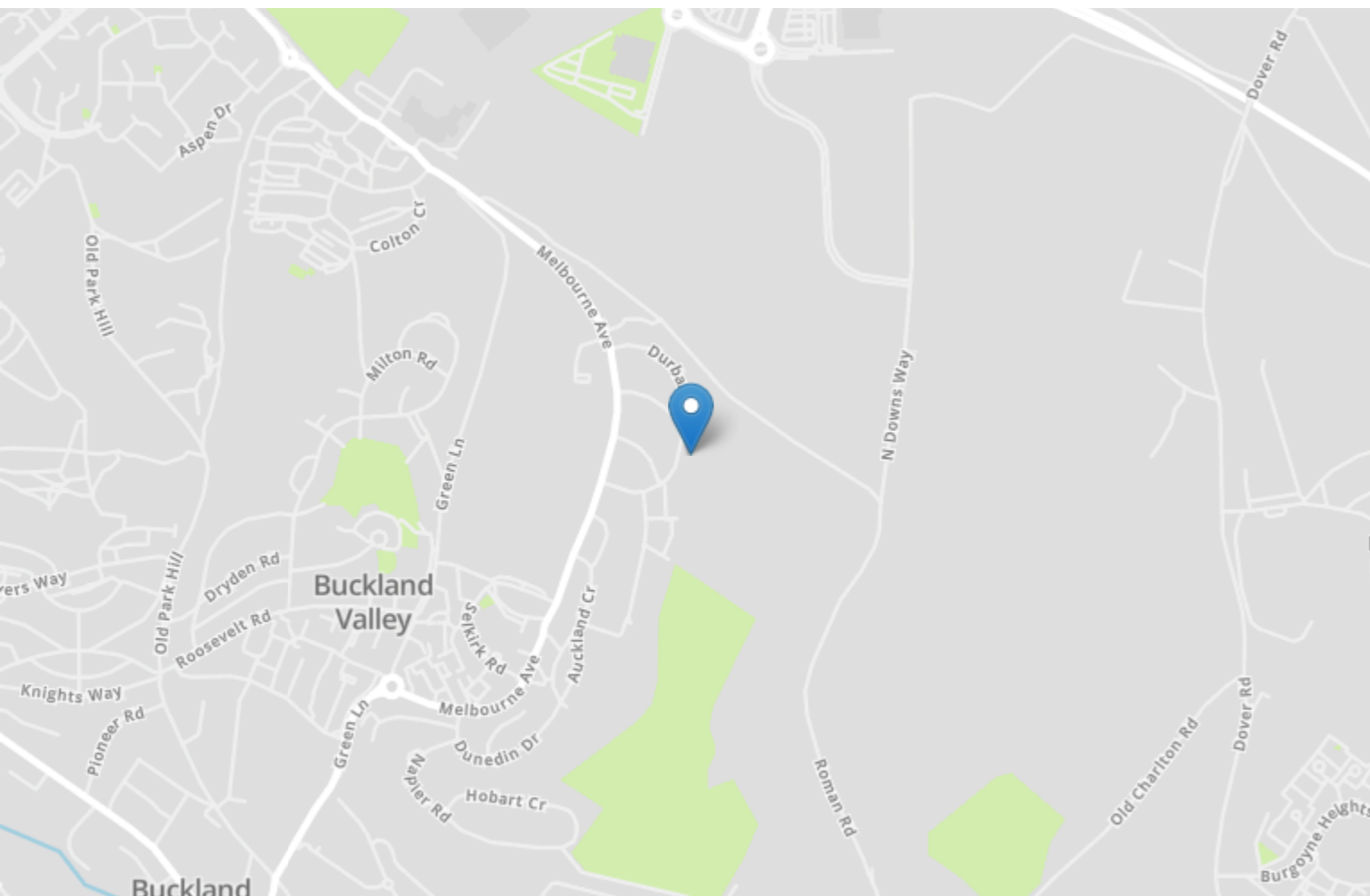


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



22 Durban Crescent

Dover
CT16 2JL

£200,000 FREEHOLD

Chain Free | Offers in excess of £200,000 | Fantastic Two Bed Semi Detached House | Ideal For First Time Buyers | Popular Residential Location | Potential To Extend (Subject To Obtaining All Relevant Planning Permission) | Burnap + Abel are delighted to offer onto the market this fabulous two bed semi detached house situated in the popular residential Durban Crescent, Dover. The property is in good condition throughout and the accommodation boasts a spacious lounge, large modern kitchen/diner, bathroom and two double bedrooms. Additional benefits a spacious sunny rear garden with side access, double glazing, gas central heating and NO ONWARD CHAIN. Durban Crescent is situated in close proximity to the centre of Dover. The historic town of Dover acts as a gateway to Europe and has a mainline railway station with a high speed link to St Pancras, London. For your chance to view call Burnap + Abel on 01304 279107.



Entrance Hall

Tilde floor, radiator, double glazed window, carpeted stairs to the first floor and doors leading to;

Lounge

13' 5" x 11' 1" (4.09m x 3.38m) Carpeted floor, radiator and double glazed window.

Kitchen / Dining Room

17' 10" x 7' 10" (5.44m x 2.39m) Modern kitchen with a mix of wall and base units, space for fridge freezer, integrated oven/hob, under stair cupboard, cupboard with space for washing machine, radiator, double glazed windows and door to the garden.

First Floor Landing

Carpeted stairs, carpeted landing, cupboard with wall mounted boiler, loft hatch, double glazed window and doors leading to;

Bedroom One

13' 4" x 12' 0" (4.06m x 3.66m) Large double bedroom with laminate floor, radiator and double glazed window with views over Dover.

Bedroom Two

13' 5" x 9' 1" (4.09m x 2.77m) Double bedroom with laminate floor, radiator and double glazed window with views over Dover.

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m) Bath with shower attachment, wash hand basin, heated towel rail and frosted double glazed window.

Separate W.C.

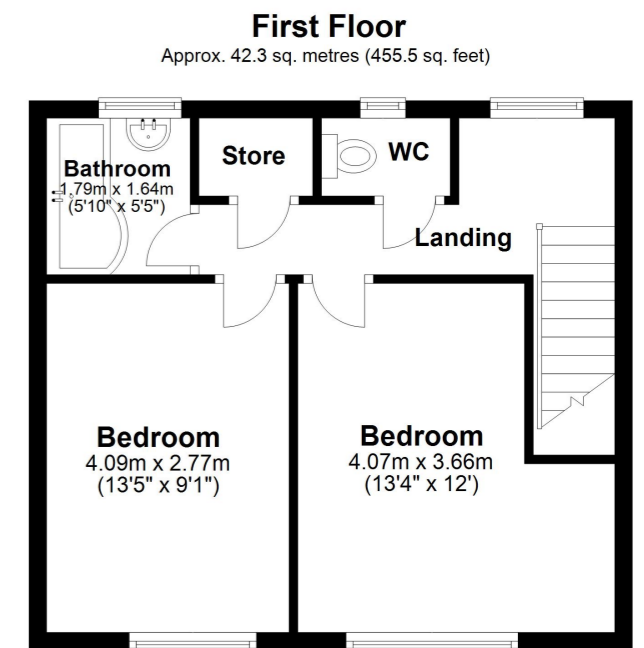
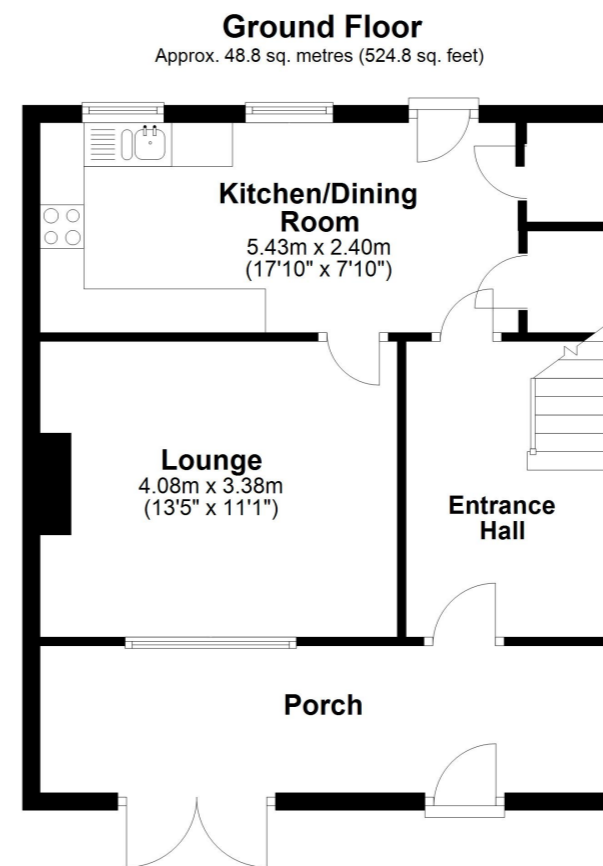
Low level W.C. and frosted double glazed window.

Garden

A sunny rear garden with side access. Paved and lawn areas.

Area Information

Durban Crescent is found in the historic seaside town of Dover in locally known Melbourne area. The immediate area has a parade of shops as well as lovely walks into the hill and both primary and secondary schools. The town itself has seen massive investment in recent years with the St. James shopping complex, high speed rail link into St Pancras, London and the soon to be extension to the marina with much more to come.



Total area: approx. 91.1 sq. metres (980.2 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.

