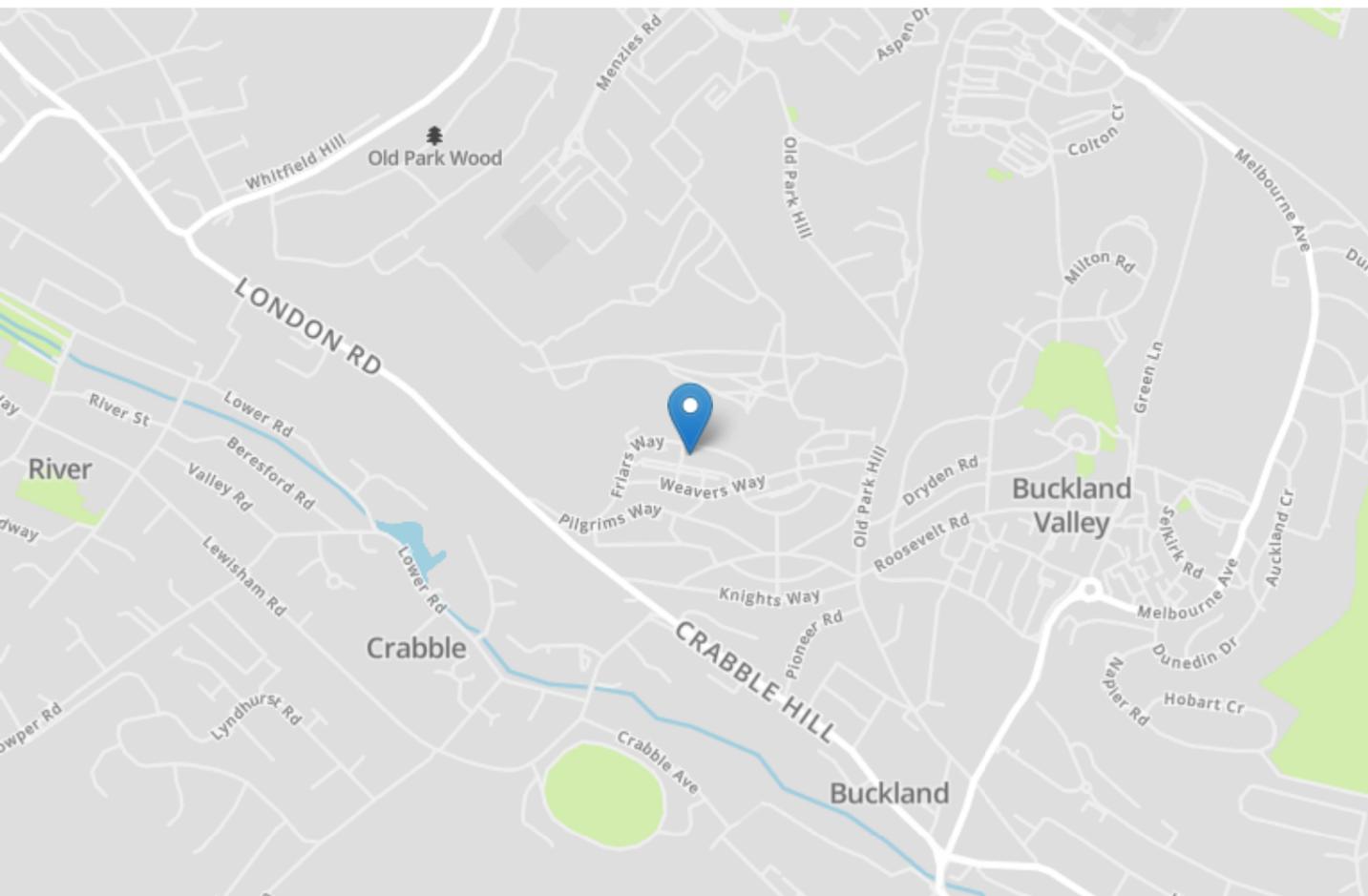


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



12 Friars Way

Dover
CT16 2DW

£240,000 FREEHOLD

Draft Details...Price Range £240,000 - £250,000 | Chain Free | Fantastic Three Bedroom House | Two Toilets | Ideal First Time Buy | Dining Room | Ideal For First Time Buyers & Those With A Growing Family | Burnap + Abel are delighted to offer onto the market this wonderful three bedroom end of terrace house situated in the popular Friars Way, Dover. The property would be an ideal for first time buyers and the accommodation boasts a spacious lounge, kitchen, dining room, three bedrooms and a bathroom. Additional benefits include gas central heating, double glazing throughout, downstairs W.C, a private rear garden with rear access and NO ONWARD CHAIN. The property also boasts amazing views across Dover. Friars Way is located on the outskirts of central Dover but is within walking distance to a reputable primary school and the town centre. For your chance to view, please call sole agent Burnap + Abel now on 01304279107.



Entrance Hall

Laminate floor, radiator, spacious storage cupboard, carpeted stairs to the first floor and doors leading to;

W.C.

Low level W.C., wash hand basin, radiator and a double glazed bay fronted window.

Storage Room

Spacious storage area.

Lounge

19' 5" x 11' 1" (5.92m x 3.38m) A large living room with carpeted floor, double glazed windows (front & back) and two radiators.

Kitchen

11' 9" x 11' 0" (3.58m x 3.35m) A mix of wall and base units, integrated fridge, freezer, oven/gas hob, dishwasher, space for washing machine. Double glazed window and door to play room.

Dining Room

12' 4" x 8' 1" (3.76m x 2.46m) Power, double glazing and doors to the garden.

First Floor Landing

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

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m) Double bedroom with carpeted floor, radiator and a double glazed window.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m) Double bedroom with carpeted floor, radiator and a double glazed window.

Bedroom Three

8' 0" x 7' 6" (2.44m x 2.29m) Carpeted floor, radiator and double glazed window.

Bathroom

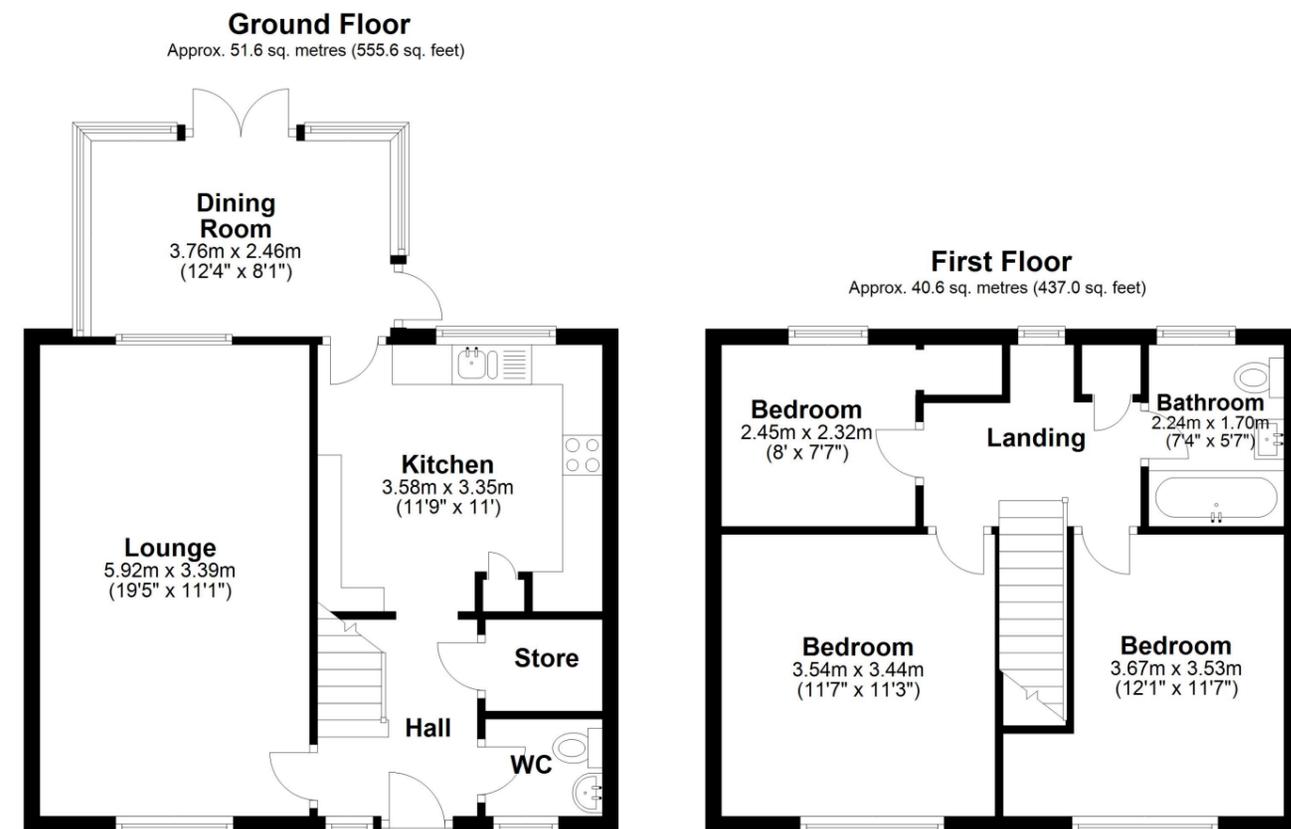
7' 4" x 5' 7" (2.24m x 1.70m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

Garden

A low maintenance rear garden with with patio and artificial grass areas. Views over Dover port and the Dover Castle. Shed with electric and rear access.

Area Information

Located within easy reach of Dover Town Centre with its range of amenities including shopping, educational 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. There are several primary and secondary schools are dotted around the town. 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.



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.

