
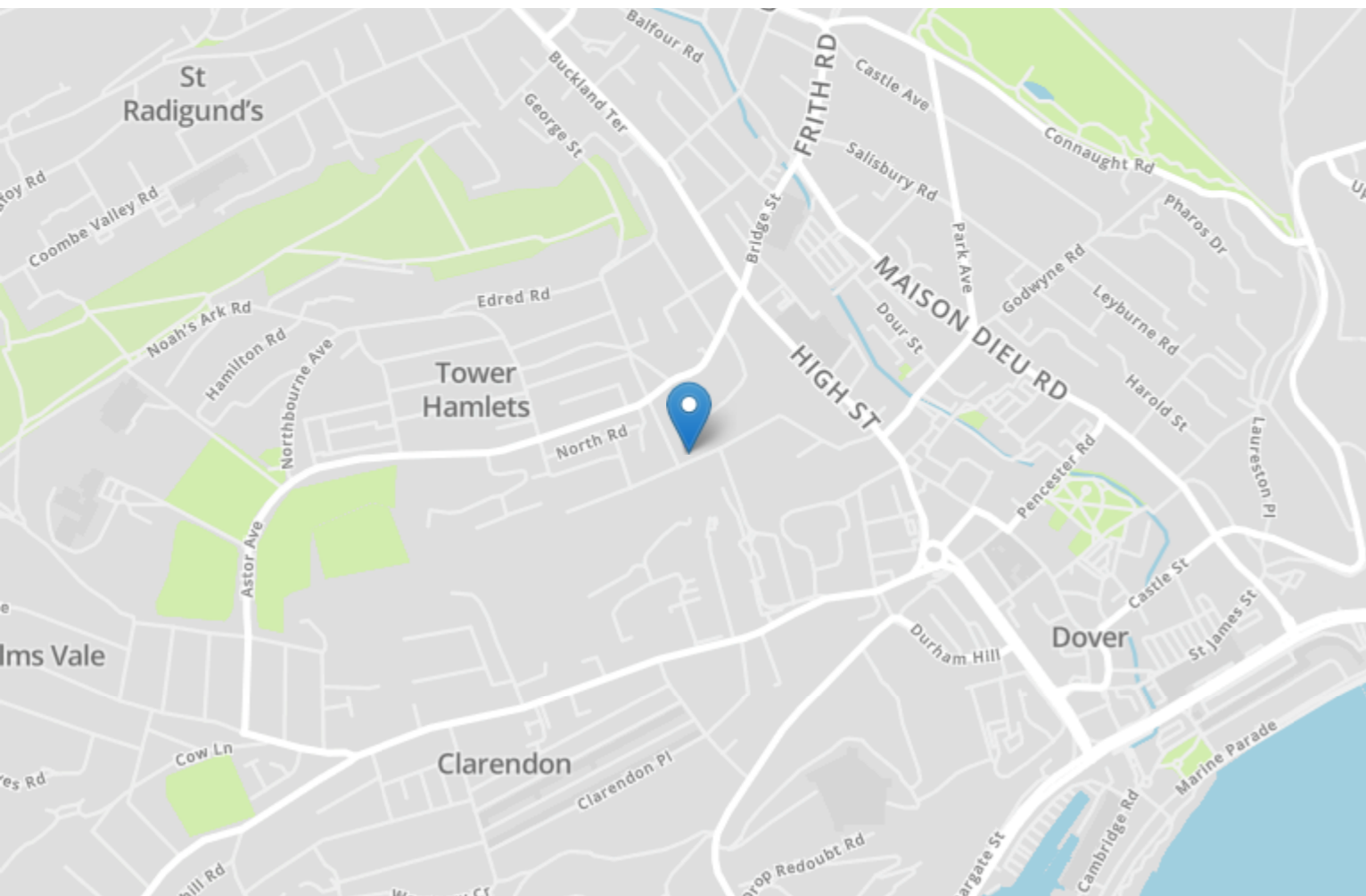


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	52
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



88 Priory Hill

Dover
CT17 0AD

£240,000 FREEHOLD

Draft Details...Chain Free | Fabulous Four Bedroom Family Home | Sunny Rear Garden | Walking Distance To The Dover Priory Train Station, Schools & Town | Downstairs W.C. | Sea Views | Burnap + Abel are delighted to offer onto the wonderful four bedroom family home located in the highly sought after Priory Hill, Dover. The property is in need of modernisation making this an ideal opportunity for those wishing to put their own stamp a home. The accommodation boasts a lounge, dining room, kitchen/breakfast room, four bedrooms and a bathroom. Additional benefits include sunny rear garden, downstairs W.C., utility room on the first floor that can be changed into a fifth bedroom, double glazing, gas central heating, sea views and NO ONWARD CHAIN. 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 you chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, radiator, under stair storage and doors leading to;

Lounge

3.54m x 3.47m (11'7" x 11'5"). Carpeted floor, radiator and double glazed bay fronted windows.

Dining Room

3.33m x 3.05m (10'11" x 10'). Carpeted floor, radiator and double glazed window.

Kitchen / Breakfast Room

5.39m x 2.65m (17'8" x 8'8"). The kitchen has a mix of wall and base units, space for cooker and integrated fridge. Double glazed window. The breakfast area has space for table and chairs, cupboard space, radiator and double glazed window.

W.C.

Low level W.C and double glazed window.

Utility

2.95m x 2.58m (9'8" x 8'6"). Wall mounted boiler, sink, space for washing machine and double glazed window. This room could be changed to a fifth bedroom.

Bathroom

1.95m x 1.49m (6'5" x 4'11"). Bath with electric shower, wash hand basin, radiator and double glazed window.

Separate W.C.

Low level W.C and double glazed window. Potential to knock through into the bathroom.

Bedroom One

4.80m x 3.52m (15'9" x 11'7"). Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

3.35m x 3.16m (11' x 10'4"). Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

4.80m x 2.92m (15'9" x 9'7"). Double bedroom with carpeted floor, radiator and double glazed window with sea views.

Bedroom Four

3.12m x 2.64m (10'3" x 8'8"). Carpeted floor, radiator and double glazed window.

Garden

An enclosed sunny rear garden mainly laid to lawn.

Area Information

This property is situated in a popular residential area of the town, only a short walk from the town centre, with the main-line railway with the fast-link train to St Pancras in 1 hour 10 minutes, a short distance away. There is a good range of primary, secondary and grammar schools within walking distance. There are excellent access routes to the A2/M2 and the A20.

