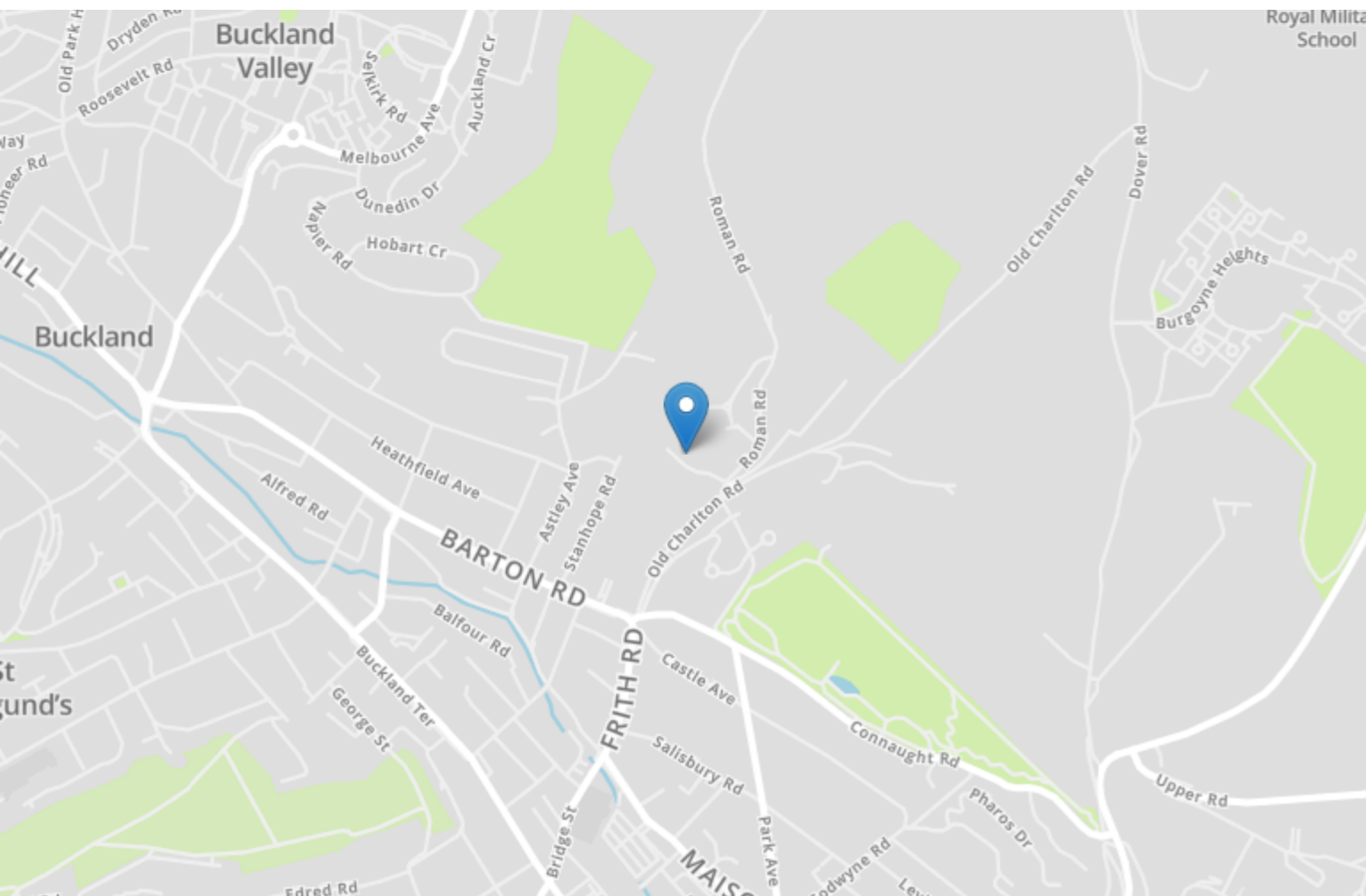


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



9 Danes Court

Dover
CT16 2QE

£350,000 FREEHOLD

Draft Details...Price Range £350,000 to £370,000 | Chain Free | Fantastic Two Bedroom Detached Bungalow | Parking For Approximately Three Cars | Front Conservatory | Elevated Views | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom detached bungalow located in the highly sought after Danes Court, Dover. The accommodation boasts a large lounge, kitchen, bathroom and two double bedrooms. Additional benefits include parking for approximately three cars, sunny rear garden with side access, double glazing, gas central heating and NO ONWARD CHAIN. Danes Court is seen as one of the best areas to be in the historic seaside town of Dover. The elevated views from the cul- de-sac location are stunning and the walks into the hills will be perfect for anyone who loves the great outdoors. There has been plenty of investment that has gone into the area in recent years and with the excellent schools, shopping complex, cruise terminal and high speed rail link into St Pancras, London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Front Conservatory

14' 8" x 7' 7" (4.47m x 2.31m)

Entrance Hall

Carpeted floor, radiator, loft hatch (part insulated & lighting), storage cupboard and doors leading to;

Lounge

20' 6" x 20' 1" (6.25m x 6.12m) Spacious light and airy lounge with carpeted floor, radiators, double aspect double glazed windows and double glazed doors to the garden.

Kitchen

14' 11" x 7' 10" (4.55m x 2.39m) Base units, space for fridge freezer, washing machine and cooker. Wall mounted boiler (serviced 2023), double glazed window and door to garden.

Bedroom One

13' 1" x 12' 7" (3.99m x 3.84m) Large double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

11' 10" x 9' 10" (3.61m x 3.00m) Double bedroom with carpeted floor, radiator and double glazed window.

Bathroom

7' 9" x 7' 0" (2.36m x 2.13m) Bath, separate shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Garden

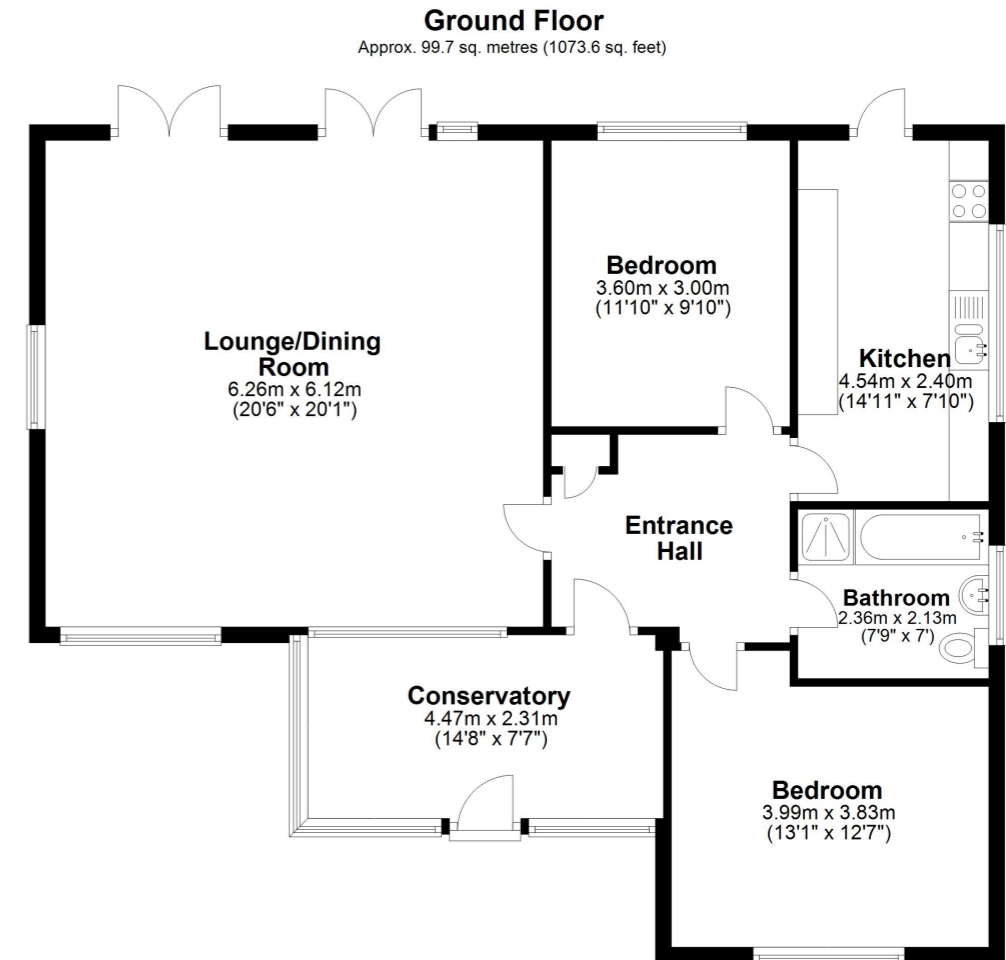
Spacious garden with paved and lawn areas. Shed and side access.

Off Street Parking

Off street parking for three cars.

Area Information

Located within the exclusive and highly sought after 'Danes Court' cul-de-sac, with Outstanding views, The Danes Recreational Grounds, Connaught Park and Dover Castle, are only a few minutes' walk away and the property is also within close proximity of many of the local schools such as: both the Girls' and Boys' Dover Grammar Schools, Dover College, The Duke of York's Royal Military School and St. Edmund's Roman Catholic School, to name a few.



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.

