



Burnap + Abel
The Charlton Centre High St
Dover
CT16 1TT

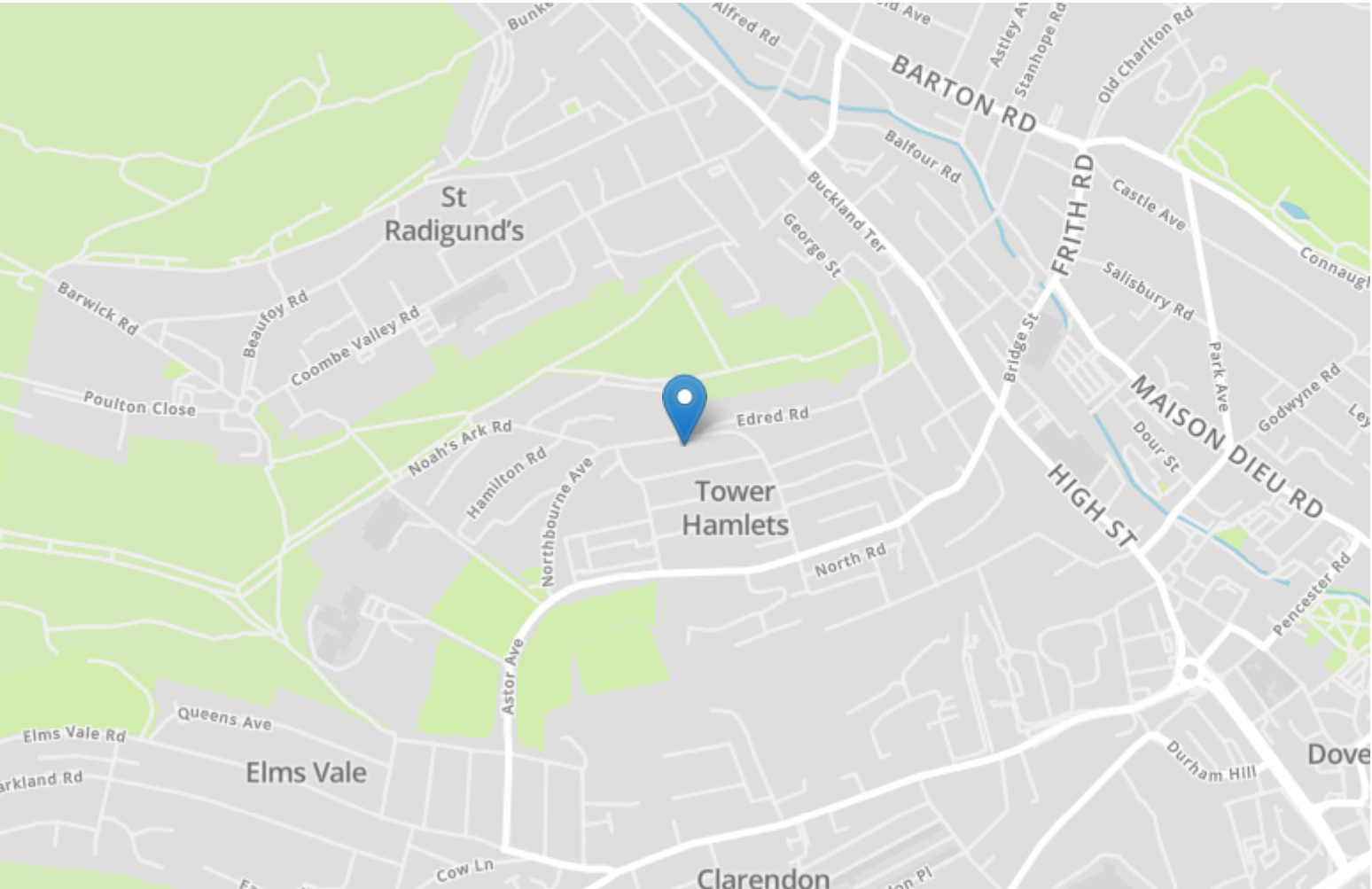
Email Dover@burnapandabel.co.uk
Phone 01304 279107
<https://www.burnapandabel.co.uk/>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



4 Noahs Ark Road

Dover
CT17 0BX

£170,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...A fantastic three-bedroom terraced home, offered with no onward chain and perfectly positioned within walking distance of excellent schools, local shops, and Dover Priory train station with fast, convenient links to London. The property boasts a bright and spacious lounge and dining area, ideal for entertaining or relaxing with the family, alongside a well-appointed kitchen and a downstairs bathroom. Upstairs, you'll find three bedrooms, each flooded with natural light. Outside, enjoy a sun-drenched rear garden — perfect for summer evenings or family gatherings. Additional benefits include double glazing throughout, making this home both comfortable and efficient. A fantastic opportunity for first-time buyers, or those looking to upsize in a central, well-connected location, this property combines style, practicality, and convenience in one appealing package. For your chance to view call Burnap + Abel on 01304 279107.



<https://www.burnapandabel.co.uk/>

Entrance Hall

Lounge

11' 11" x 10' 1" (3.63m x 3.07m)

Dining Room

10' 8" x 10' 3" (3.25m x 3.12m)

Kitchen

11' 7" x 6' 6" (3.53m x 1.98m)

Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)

Bedroom One

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Two

10' 4" x 6' 2" (3.15m x 1.88m)

Bedroom Three

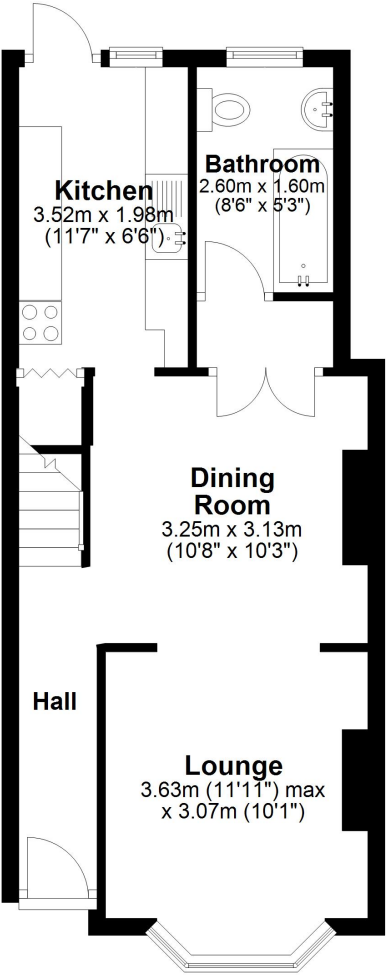
8' 10" x 6' 6" (2.69m x 1.98m)

Garden

Area Information

Located in a popular suburb of Dover and just a short walk into town and the high speed train station which will have you in London, St Pancras in just over an hour. Dover is perhaps best known for its towering White Cliffs & Dover Castle, but the historic port and surrounding areas have a lot more to offer than simply the natural formation, from historical sites to seaside eateries to boat trips. A good selection of well regarded schools are within close proximity including the Dover Grammar Schools and Duke of York's Royal Military School.

Ground Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor
Approx. 31.5 sq. metres (338.9 sq. feet)

