

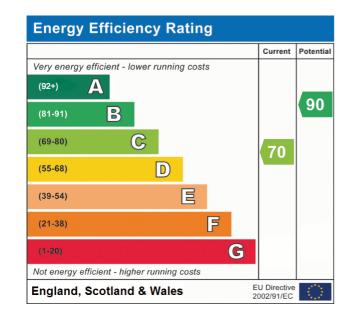
**Burnap + Abel** The Charlton Centre High St Dover

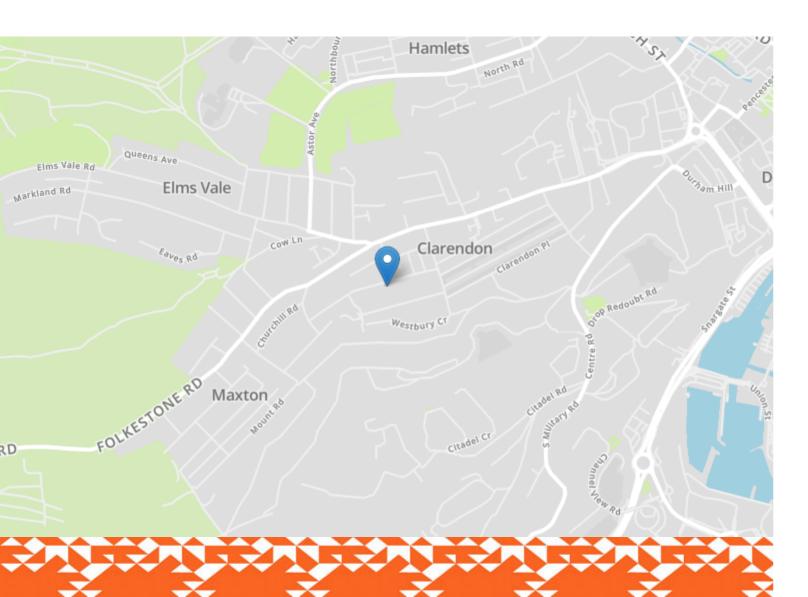
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# 47 Longfield Road

Dover CT17 9QR

#### £210,000 FREEHOLD

Price Range £210,000 to £220,000...Beautiful Two-Bedroom Terraced House with Southerly-Facing Garden Close to Shops, Schools & Dover Priory Station | EPC Rating : C | Double Glazing | Gas Central Heating (Boiler Serviced May 2025) | Spacious Modern Family Bathroom | Recently Renovated Garden Decking | Original Victorian/Period Features. This charming two bedroom terraced home is ideally situated in a convenient residential area, within easy reach of local shops, well-regarded schools and Dover Priory train station - making it an excellent choice for first-time buyers, small families, or commuters. The property features double glazing, gas central heating and a southerly-facing rear garden that enjoys all-day sunshine - perfect for outdoor dining or relaxation. The current vendors have two cars and have said there is usually ample space to park by the property. A well-maintained and move-in-ready home offering comfort, practicality and a highly accessible location. For your chance to view call sole agent Burnap + Abel on 01304 279107.





### Lounge

12' 11" x 11' 9" (3.95m x 3.58m)

### **Dining Room**

12' 7" x 11' 2" (3.84m x 3.41m)

#### Kitchen

11' 6" x 7' 6" (3.51m x 2.28m)

#### **Bedroom One**

15' 2" x 10' 8" (4.62m x 3.24m)

#### **Bedroom Two**

11' 3" x 10' 0" (3.43m x 3.06m)

### **Bathroom**

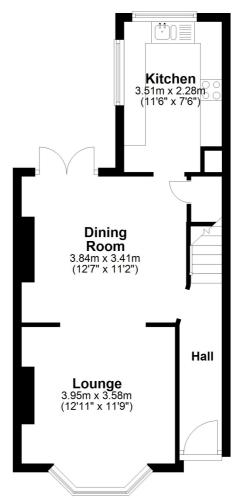
11'5" x 7' 7" (3.49m x 2.31m)

### Garden

### **Area Information**

This property is situated in a popular area which sits on the outskirts of Dover town with all its amenities and a good range of primary and secondary schools, including the Boys and Girls Grammar School, are close by. If you need to commute then Dover Priory train station, with its fast links to London St. Pancras in just over an hour, is nearby and there are also good access routes to the A20/M20 and A2/M2.

#### **Ground Floor** Approx. 39.4 sq. metres (424.5 sq. feet)



## First Floor

pprox. 39.6 sq. metres (426.5 sq. feet)

