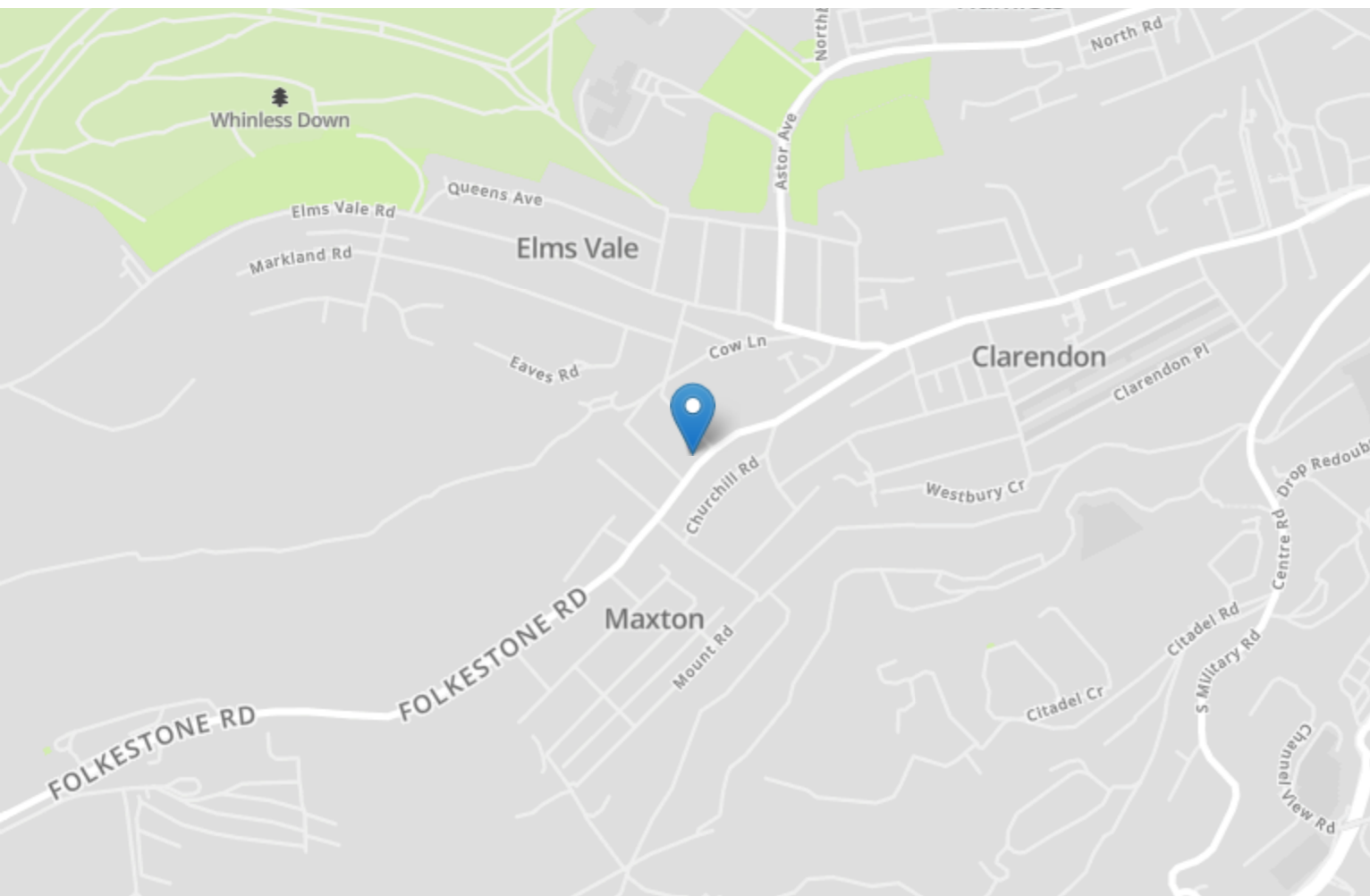


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



204 Folkestone Road

Dover
CT17 9JB

£210,000 FREEHOLD

Draft Details...Price Range £210,000 - £220,000 | Chain Free | Spacious Three Bedroom House | Upstairs Bathroom | Large Kitchen | Downstairs W.C. | Walking distance to the Dover Priory Train Station (Fast Train To London) | Burnap + Abel are delighted to offer onto the market this spacious three bedroom house located in the conveniently placed, Folkestone Road, Dover. The property would be ideal for those looking to put their own stamp on a property and the accommodation boasts a lounge, dining room, large kitchen, three bedrooms and an upstairs bathroom. Additional benefits include a garden with rear access, downstairs W.C., double glazing, gas central heating (boiler installed in 2022 & Serviced 2024) and NO ONWARD CHAIN. Folkestone Road is one of the main roads that runs between Dover and Folkestone. The area is considered to be highly convenient as there are many amenities nearby. The road is found in close proximity to the grammar schools, high street and the high speed rail link into St Pancras, London. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Entrance Hall

Carpeted floor, carpeted stairs to the first floor and doors leading to;

Lounge

4.12m x 3.58m (13'6" x 11'9"). Spacious lounge with carpeted floor, fire place, radiator and double glazed bay fronted windows.

Dining Room

3.88m x 3.58m (12'9" x 11'9"). Laminate floor, radiator and double glazed window.

Kitchen

5.08m x 2.81m (16'8" x 9'3"). A mix of wall and base units, space for cooker, washing machine and fridge freezer. radiator, double glazed windows and space for table and chairs.

W.C.

Low level W.C., wash hand basin and window.

Conservatory

2.83m x 2.39m (9'3" x 7'10").

First Floor Landing

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

Bedroom One

4.63m x 3.51m (15'2" x 11'6"). Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Two

3.51m x 3.08m (11'6" x 10'1"). Double bedroom with carpeted floor, radiator and double glazed window.

Bedroom Three

2.75m x 2.50m (9' x 8'2"). A generous size third bedroom with carpeted floor, radiator, cupboard with wall mounted boiler (Installed 2022 & Serviced October 2024) and double glazed window.

Shower room

2.22m x 1.74m (7'3" x 5'8"). Electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Garden

A low maintenance garden with a brick built/shed/workshop and rear access.

Area Information

Folkestone Road is situated in the historic seaside town of Dover in the locally well known area of Elms Vale. The immediate area is popular with first time buyers and families alike. Its placed very conveniently to Dover town centre and is within walking distance to Dover Priory train station giving access to the high speed rail link into London St. Pancras.



Total area: approx. 106.5 sq. metres (1146.0 sq. feet)

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.

