
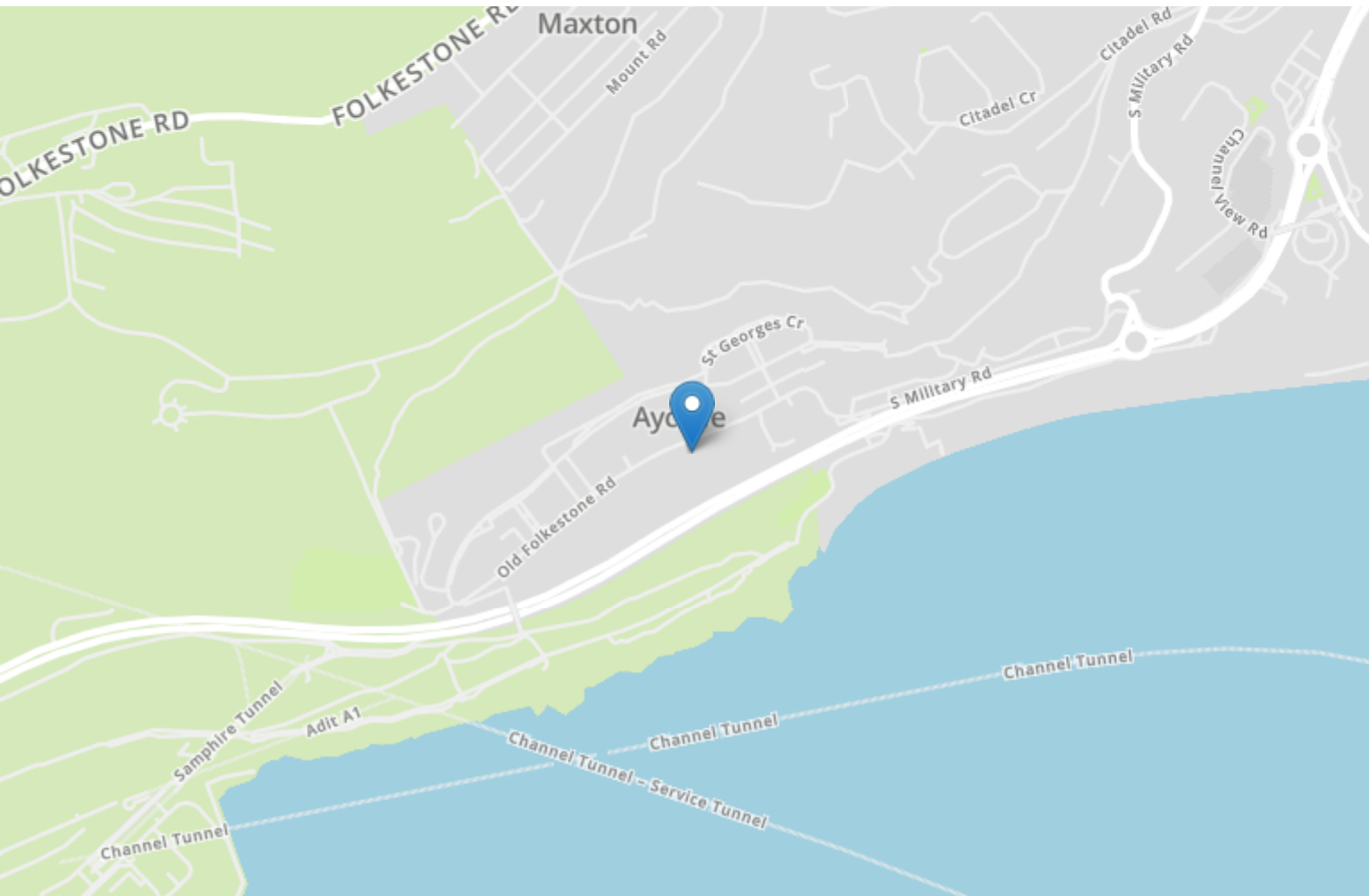


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 103 Old Folkestone Road

AYCLIFFE, Dover  
CT17 9HB

**£200,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £200,000 - £210,000...Set in the desirable Aycliffe area of Dover, this three-bedroom semi-detached family home offers a wonderful opportunity for buyers to create a home tailored to their own taste. In need of some modernisation, it is perfect for those wishing to put their own stamp on a property, all while enjoying an excellent location within close proximity to schools, shops, and local amenities. Inside, the accommodation comprises a spacious lounge and dining room, a kitchen with adjoining utility area, and the convenience of a downstairs toilet. Upstairs, you'll find three well-proportioned bedrooms and a family shower room, providing ample space for family life. Outside, the property really shines. The large, sunny rear garden is not only perfect for entertaining or family time, but it also boasts a versatile cabin, which could be used as a home office, studio, gym, or hobby space. Further benefits include gas central heating and plenty of scope to add value through thoughtful updating. This home is ideal for first-time buyers, growing families, or those seeking a rewarding project in one of Dover's most sought-after residential areas. Contact Burnap + Abel today on 01304 279107 to arrange your viewing.

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





**Lounge/Dining Room**

19' 2" x 12' 7" (5.84m x 3.84m)

**Kitchen**

9' 11" x 7' 3" (3.02m x 2.21m)

**Utility**

**W.C.**

**Bedroom One**

12' 9" x 10' 8" (3.89m x 3.25m)

**Bedroom Two**

12' 9" x 8' 7" (3.89m x 2.62m)

**Bedroom Three**

10' 1" x 6' 10" (3.07m x 2.08m)

**Shower Room**

6' 8" x 4' 9" (2.03m x 1.45m)

**Garden**

**Area Information**

Located within a short five minute walk to the beach and easy reach of the centre of Dover and newly opened St James' Retail Park. The property is on the main bus route and the nearby mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns. There are also shops located a short drive away and several primary and secondary schools are dotted around the town. The Port and iconic White Cliffs are a short drive as is the medieval castle and the North Downs Way national walk.

