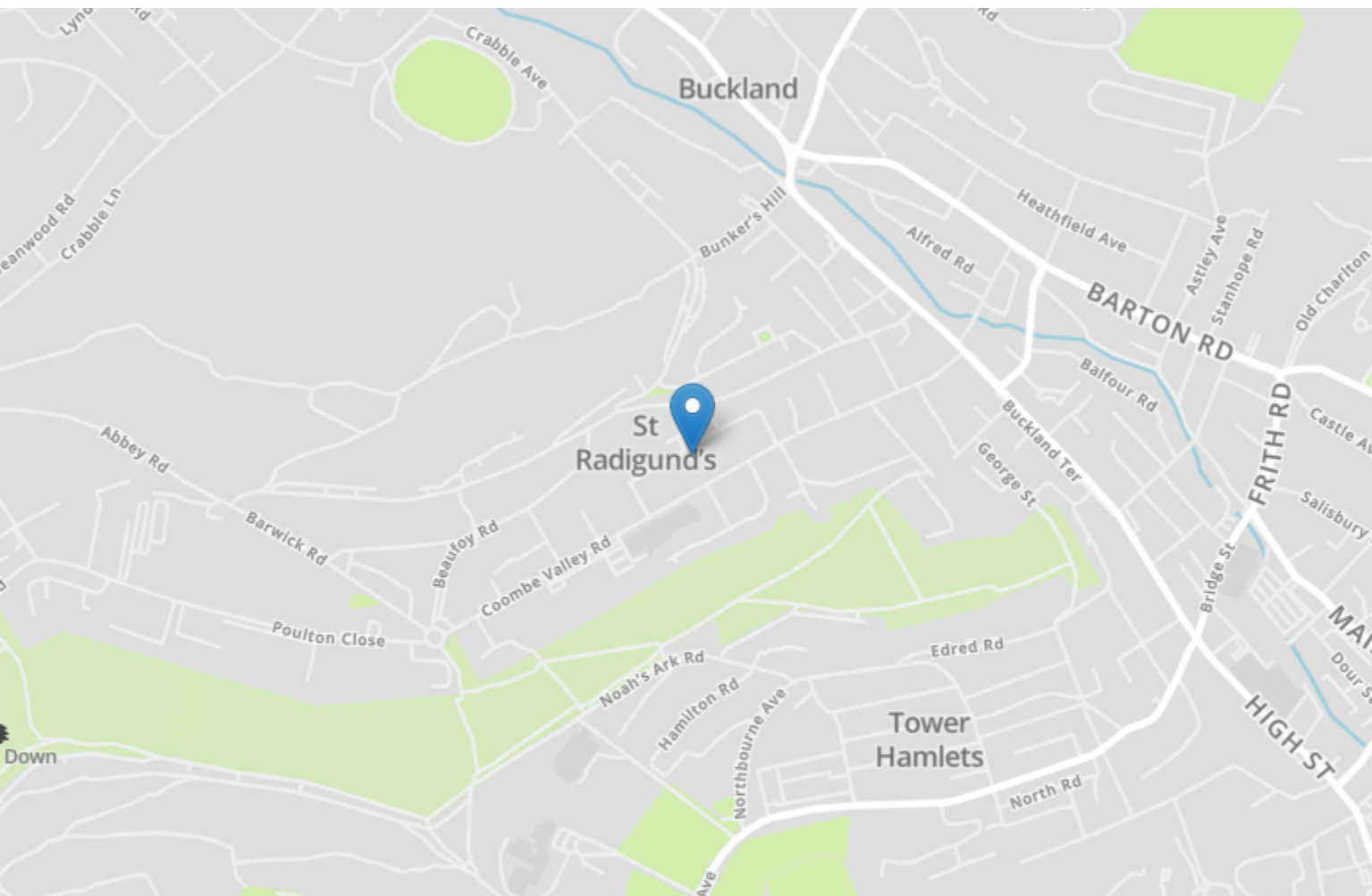


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 22 Primrose Road

Dover  
CT17 0JA

**£140,000 FREEHOLD**

Draft Details... Offers In The Region Of £140,000 | No Onward Chain | Two Bed House | Large Garden | Burnap + Abel are delighted to offer onto the market this 2 bed terraced house located in the conveniently place Primrose Road, Dover. The property is being sold with vacant possession making this a fantastic purchase for first time buyers or buy to let investors. The accommodation boasts a lounge, kitchen, bathroom and two bedrooms. Additional benefits include a large rear garden, gas central heating and NO ONWARD CHAIN. Primrose Road is located close to local amenities including shops, schools and the local hospital. Plus you have good access to the M20 and the A2. For your chance to view call sole agent Burnap + Abel on 01304 279107.



## Lounge

14' 1" x 9' 1" (4.29m x 2.77m) Carpeted floor, radiator and double glazed window.

## Kitchen

9' 1" x 8' 2" (2.77m x 2.49m) A mix of wall base units, space for cooker fridge, freezer and washing machine. Wall mounted boiler, window and radiator.

## Bathroom

6' 7" x 5' 1" (2.01m x 1.55m) Electric shower, low level W.C., wash hand basin, two windows and a radiator.

## Bedroom One

9' 11" x 9' 0" (3.02m x 2.74m) Double bedroom with carpeted floor radiator and double glazed window.

## Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m) Double bedroom with carpeted floor, radiator and double glazed window.

## Garden

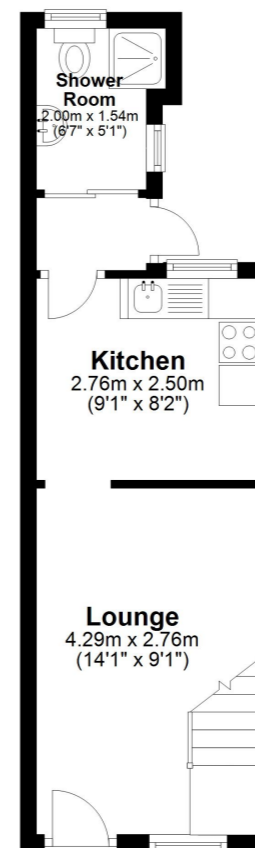
A good size sunny rear garden.

## Area Information

Situated within walking distance of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

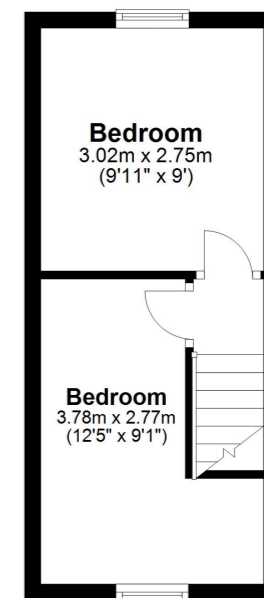
### Ground Floor

Approx. 23.4 sq. metres (252.0 sq. feet)



### First Floor

Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 42.9 sq. metres (462.2 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.

