

FOR SALE



Buckland Avenue, Dover
£200,000


MARTIN&CO

Buckland Avenue, Dover

£200,000

- Freehold
- EPC D
- Council tax band B
- Three bedrooms
- No chain

MARTIN&CO are delighted to offer this spacious three bedroom house to the market. The property does require modernisation and comprises lounge, dining room, kitchen, utility room, three bedrooms and bathroom. There is a good sized rear garden which is mainly laid to lawn with a patio area.

MARTIN&CO are delighted to offer this spacious three bedroom terraced house to the market. An ideal project for first time buyers, the property comprises lounge, dining room, kitchen, utility room, three bedrooms and bathroom. The rear garden is mostly laid to lawn with a patio area and the property is sold with no onward chain.

Buckland Avenue is ideally situated close to schools, shops, supermarkets as well as the local bus route that will take you towards the town centre. Dover has great transport links including easy access to the A2 and A20 as well as the high speed link from Dover Priory train station.



TENURE Freehold

EPC EPC D

COUNCIL TAX BAND COUNCIL TAX BAND B

MONEY LAUNDERING REGULATIONS Intended Buyers will be asked to produce photographic ID as well as a recent proof of address and we would ask for your cooperation in order that there will be no delay in agreeing the sale (subject to contract)

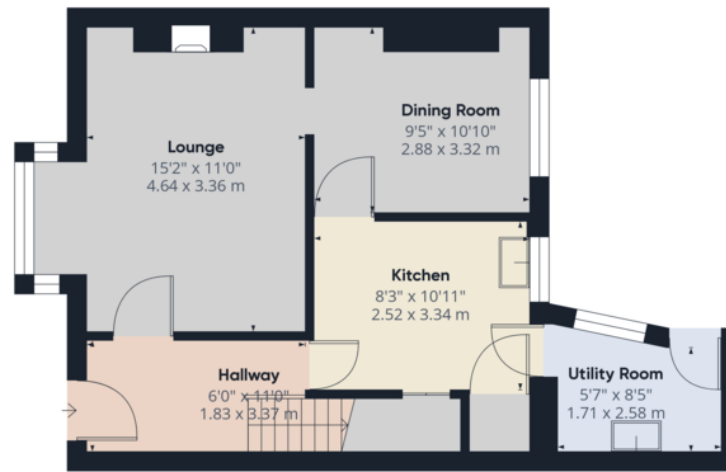
IMPORTANT NOTE TO BUYERS Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. All Measurements are Approximate. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

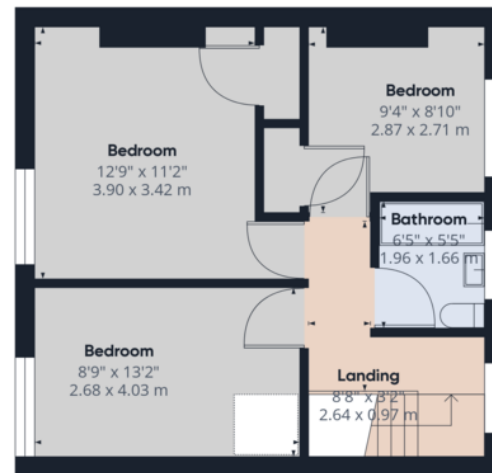
Our team of highly qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 952.61 ft²
 88.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

