



194 Heathfield Avenue, Dover, CT16 2PA
Asking Price Of £170,000 Freehold

Heathfield Avenue, Dover

3 Bedrooms, 1 Bathroom

Asking Price Of £170,000

- Three bedrooms
- End of terrace
- Terraced garden
- Very good condition
- Tenant in situ if required
- Central heating
- Double glazed

This beautifully presented END OF TERRACE house is an ideal start for the first run of the property ladder or as an investment. With no onward chain you could move in sooner than you think. A bay fronted period house it has plenty of downstairs living space with a large open plan lounge/diner and a good sized kitchen with a range of units and which leads onto the terraced garden. The bathroom and toilet are also on the ground floor, which we understand was only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

refurbished three years ago. There are three really good sized bedrooms on the top two floor including an impressive master bedroom with great views across Dover.

This house is currently let at £695 PCM and can be sold either with a tenant in situ or with vacant possession depending on which suits your circumstances.

Heathfield Avenue is set just out of the heart of Dover yet has everything that you need on your doorstep! Ideal for young families with good schools nearby and easy access to both the town centre and the village. You can easily travel to the local railway station for access to London and the bus service stops nearby. The garden is a real suntrap so you can enjoy the warm Kentish sunshine. Dover is a major ferry port and is the narrowest part of the English Channel, the town boasts two Grammar schools and the A2 and A20 connect the town to Canterbury and London.

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

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)





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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. 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. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

