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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th February 2025



KEARSNEY AVENUE, DOVER, CT16

Labram Holmes

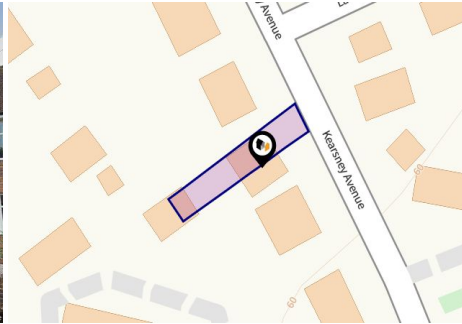
Marlowe Innovation Centre, Marlowe Way, Ramsgate, England, CT12 6FA

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Property Overview



Property




Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,582 ft ² / 147 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,253
Title Number:	K186786

Tenure: Freehold

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

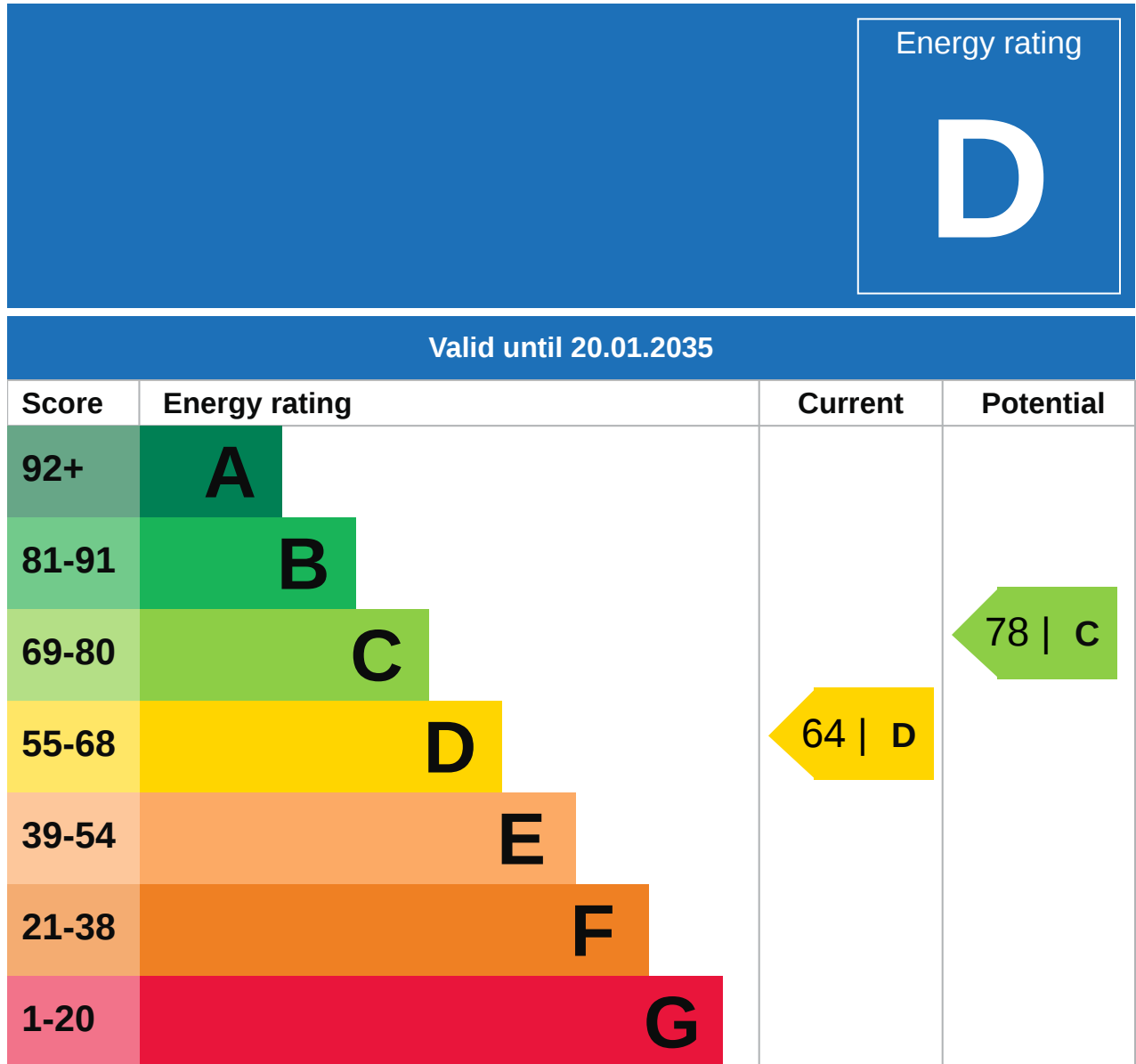
16 mb/s	76 mb/s	9000 mb/s
		

Mobile Coverage:
(based on calls indoors)

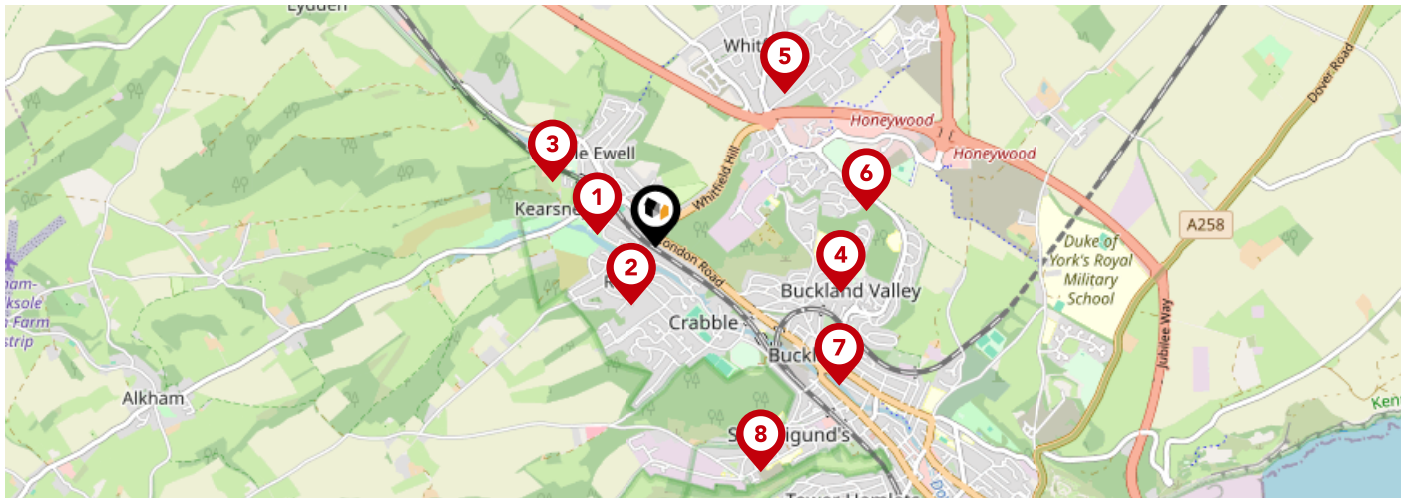


Satellite/Fibre TV Availability:



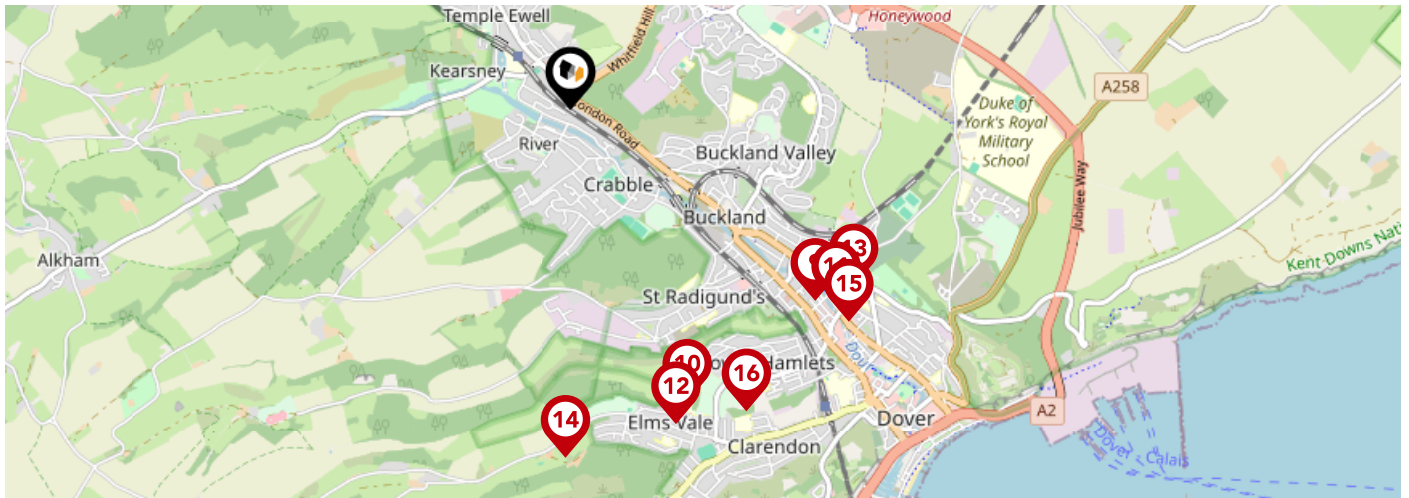


Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Sallygate School Ofsted Rating: Good Pupils: 52 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	River Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Temple Ewell Church of England Primary School Ofsted Rating: Good Pupils: 147 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Green Park Community Primary School Ofsted Rating: Outstanding Pupils: 382 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitfield Aspen School Ofsted Rating: Good Pupils: 610 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dover Christ Church Academy Ofsted Rating: Requires improvement Pupils: 815 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shatterlocks Infant and Nursery School Ofsted Rating: Outstanding Pupils: 190 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	White Cliffs Primary and Nursery School Ofsted Rating: Good Pupils: 281 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

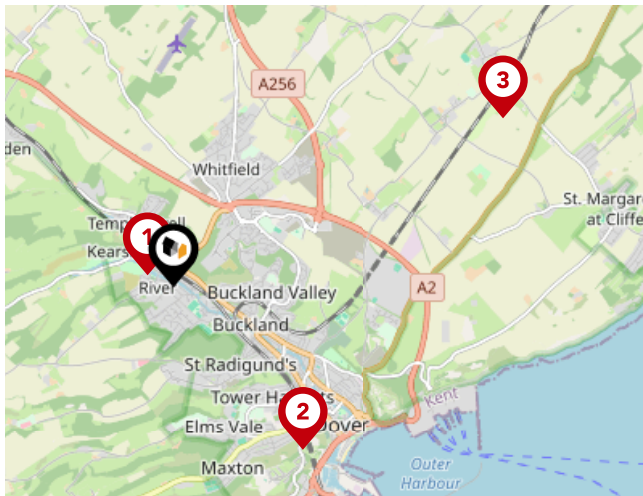
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Barton Junior School Ofsted Rating: Good Pupils: 217 Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Dover Grammar School for Boys Ofsted Rating: Good Pupils: 865 Distance: 1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Charlton Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Astor Secondary School Ofsted Rating: Requires improvement Pupils: 782 Distance: 1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Edmund's Catholic School Ofsted Rating: Good Pupils: 612 Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elms School Ofsted Rating: Good Pupils: 133 Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Dover Grammar School for Girls Ofsted Rating: Outstanding Pupils: 875 Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Priory Fields School Ofsted Rating: Good Pupils: 354 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

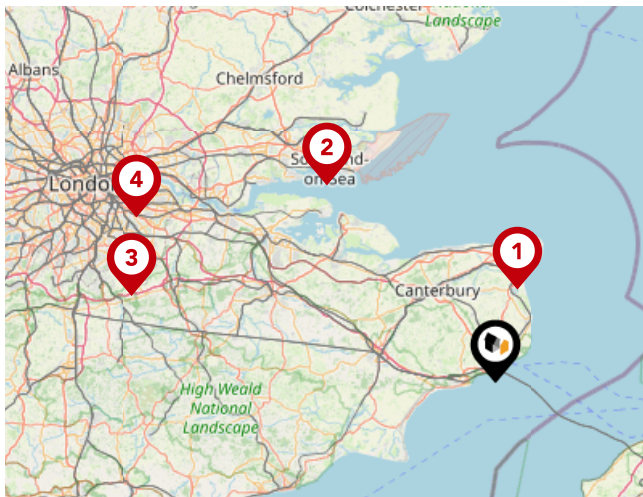
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Kearsney Rail Station	0.26 miles
2	Dover Priory Rail Station	1.94 miles
3	Martin Mill Rail Station	3.43 miles

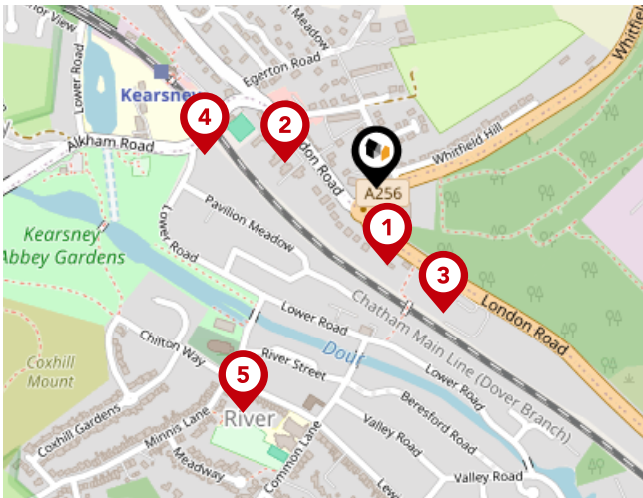


Airports/Helipads

Pin	Name	Distance
1	Manston	14.2 miles
2	Southend-on-Sea	38.24 miles
3	Leaves Green	55.37 miles
4	Silvertown	58.48 miles

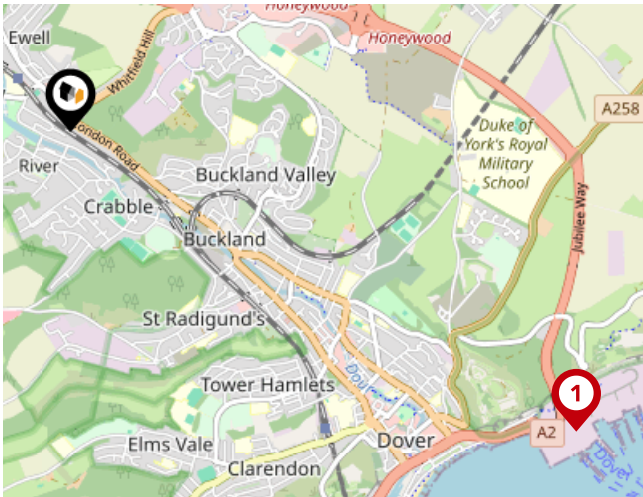
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Whitfield Hill Bottom	0.09 miles
2	The Railway Bell	0.11 miles
3	Whitfield Hill Bottom	0.16 miles
4	Railway Station	0.2 miles
5	Minnis Lane	0.3 miles



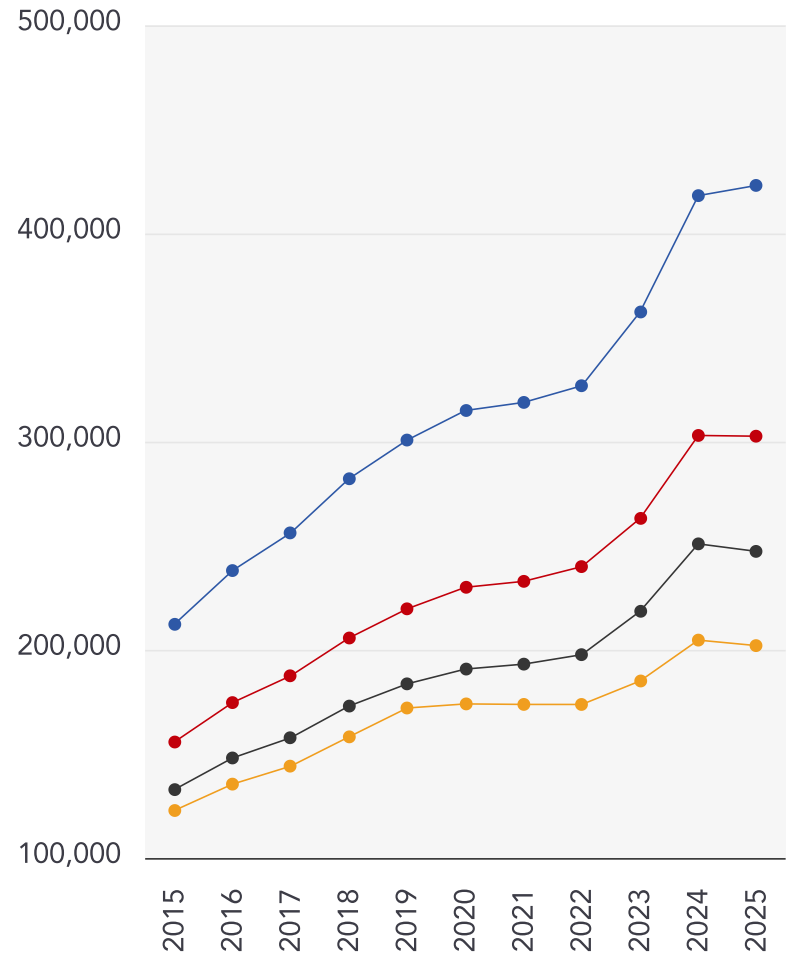
Ferry Terminals

Pin	Name	Distance
1	Dover Eastern Docks Ferry Terminal	2.74 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT16



Detached

+99.32%

Semi-Detached

+94.33%

Terraced

+86.13%

Flat

+64.48%



Labram Holmes

Labram Holmes are an independent estate agency, specialising in the sale of property across the South & South East. We're born from the desire to help our neighbours with their move and bring many years of local knowledge and experience to bear on. We're not a faceless website or a large national network. We focus on delivering a premium personal service that you can not only rely on but will be happy to recommend to your family and friends.

Our team are local to their areas, very experienced and look after everything from start to finish. These are the key ingredients needed to assist you in selling your property. From the moment you speak to our team to the time that the property sale completes, we will be central to your move. It may seem like an obvious thing to expect from an estate agency, however, from experience, it isn't always offered within this industry

Testimonial 1



Great service from a dedicated individual! We used Christian for our sale and purchase. We were instantly impressed with his honesty in dealing with us during viewings and had no issue signing him up to sell our place. He did this very efficiently in a complex market. Our favourite part has been how easy he is to communicate with, he worked unbelievably hard to get the large chain to find a date and never stopped working until we successfully exchanged.

Testimonial 2



Christian took over from another agency and sold our parents' house at a very challenging time. He brought his extensive skills and marketing expertise and got the property sold to a suitable buyer, keeping us fully informed and involved each step of the way. We are very grateful for his services and wouldn't hesitate to recommend him to others and use his services ourselves next time we need a property sold.

Testimonial 3



Chris Tatton has been absolutely brilliant throughout our sale and purchase with consistent communication and going above and beyond to help with everything and anything. Would definitely recommend and use again in the future.

Labram Holmes

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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