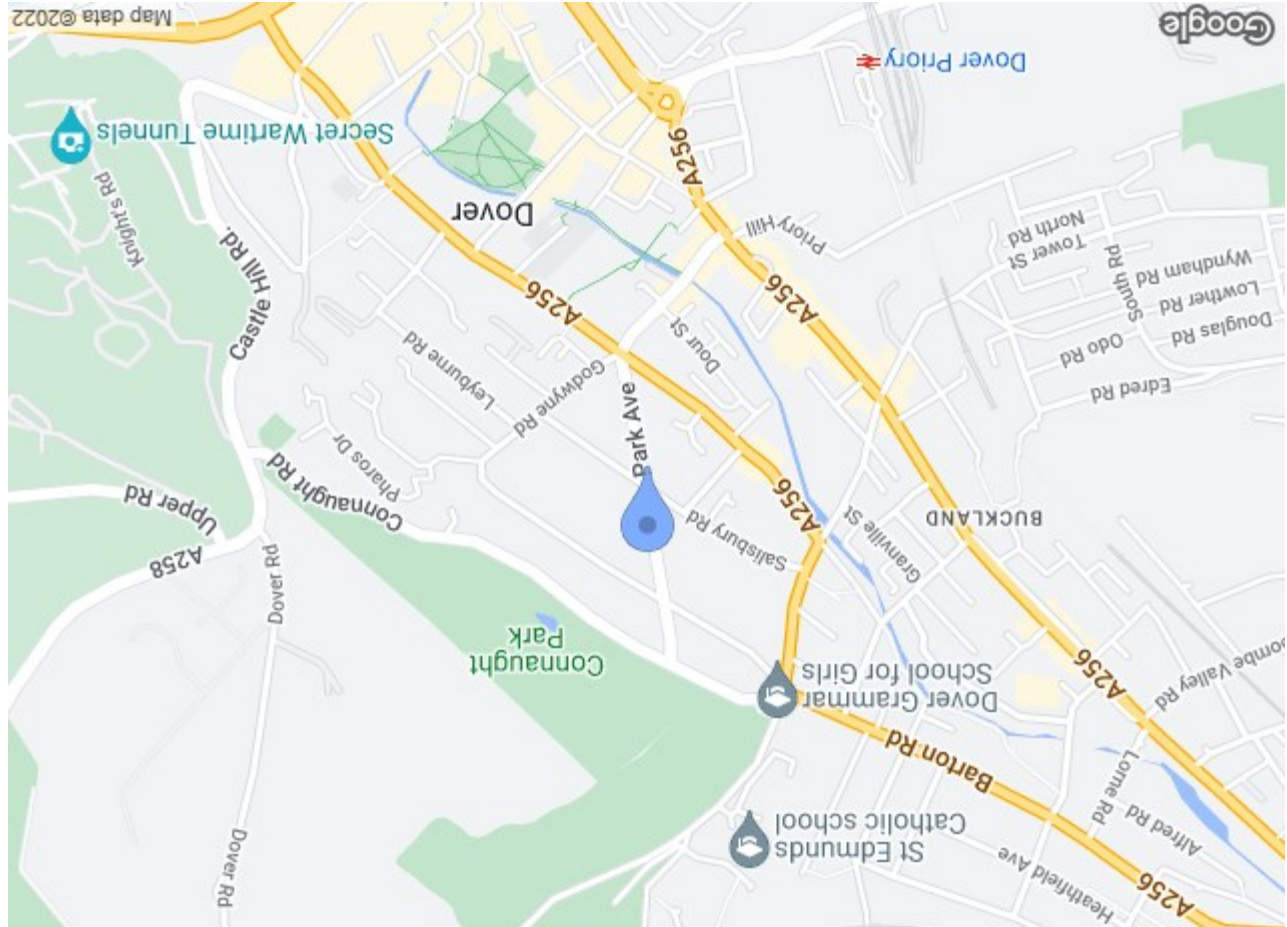


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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PARK AVENUE DOVER

Energy Efficiency Rating	
Current	Potential
87	76
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
Very energy efficient - lower running costs	
(92 plus)	
(81-91)	
(69-80)	
(55-68)	
(39-54)	
(21-38)	
(1-20)	



PARK AVENUE
DOVER

£495,000

- Council Tax Band - E
- Close to Town Centre
- Cellar
- Motorway Links to London and Coastal Towns
- Good Sized Bedrooms
- Six Bedrooms
- Driveway For Several Vehicles

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

ABOUT

A lovingly renovated six bedroom semi detached family home which is situated in the popular Castle Ward of Dover. so is within walking distance of both the sea and Dover Priory Main line station.

This fine home has views from one of the top bedrooms towards Dover castle and views from the rear over allotments. As you step inside the entrance hall you cannot fail to be impressed by the sheer size of this great home. Downstairs comprises of two large, but comfortable, reception rooms, the second of which has double glazed patio doors leading to a private decking area. The kitchen is large enough to provide space for eating in and overlooks the beautifully maintained garden which is a tranquil place to sip your early morning tea or entertain your eager guests. You will also find a large cellar which runs the full length of the house and unusually, has very good head height. To put the finishing touches to the ground floor there is a cloakroom with modern suite.

On the first floor, you have the cavernous master bedroom which has natural light flooding in, two further double bedrooms and a single bedroom which could potentially be turned into an en-suite shower or perhaps your own dressing room. The bathroom has a three piece suite and includes some well designed wall tiles. The stairs to the top floor lead from the first floor landing and there are doors off to the remaining two double bedrooms.

To the outside you have a well maintained rear garden with side access leading to the front of the house and parking to the front for two vehicles.

DESCRIPTION

- Ground Floor
- Entrance Hallway
- Living Room 19'7" x 13'0" (5.98m x 3.97m)
- Dining Room 15'10" x 11'9" (4.83m x 3.60m)
- Kitchen 19'4" x 10'9" (5.91m x 3.28m)
- First Floor
- Bedroom One 18'9" x 14'9" (5.73m x 4.51m)
- Bedroom Two 12'5" x 12'3" (3.81m x 3.74m)
- Bedroom Three 11'3" x 10'2" (3.45m x 3.10m)
- Bedroom Four 12'5" x 6'11" (3.80m x 2.11m)
- Family Bathroom 6'4" x 6'3" (1.95m x 1.93m)
- Bedroom Five 5.27m x 5.22m (1.52m.8.23mm x 1.52m.6.71mm)
- Bedroom Six 5.22m x 3.23m (1.52m.6.71mm x 0.91m.7.01mm)
- External
- Rear Garden
- Off Street Parking

