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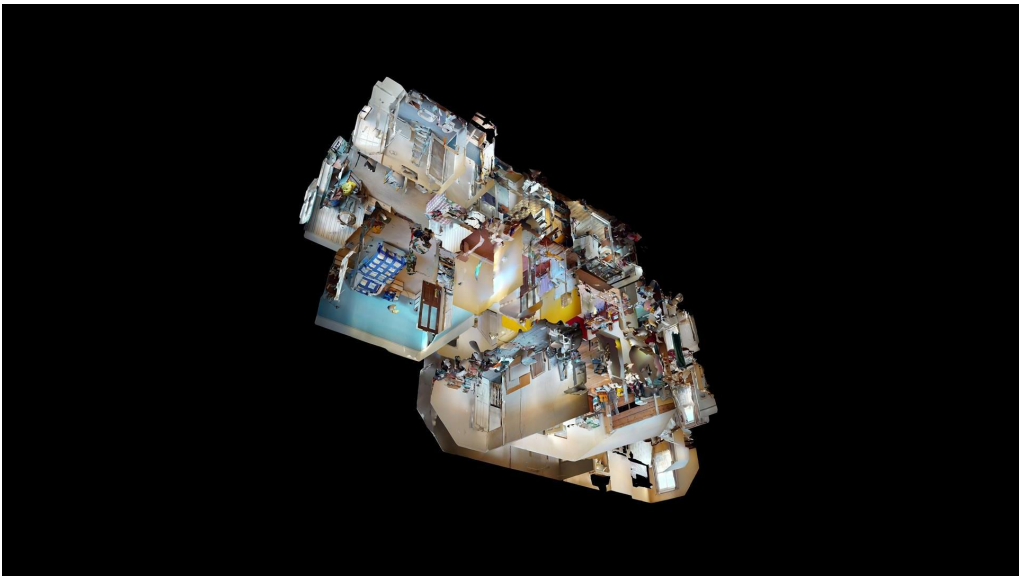
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



...valuing people, not just property

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PARK AVENUE, DOVER



PARK AVENUE  
DOVER

£430,000



- Council Tax Band - E
- Chain Free
- Great Location
- Huge Potential
- Partially Converted
- Castle Views
- Investment Opportunity

## 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

Miles and Barr are pleased to offer this substantial property to the market.

This property would suit a variety of buyers including developers and investors, relocating families and buyers looking for a project! The current owners have previously considered converting the property into apartments, but this property would also make for a fantastic family home!

The accommodation is versatile but currently offers on the ground floor a large entrance hallway, kitchen, living room, a further reception room / bedroom, kitchen and bathroom. Between the first and second floors there are a further six bedrooms and a second kitchen and bathroom.

Outside the property has a large attractive garden that is mostly laid to lawn.

This property is being sold with no onward chain and would suit a variety of buyers.

## DESCRIPTION

Entrance

Entrance Porch

Entrance Hallway

Living Room 17'6 x 12'11 (5.33m x 3.94m)

Dining Room 14'5 x 9'8 (4.39m x 2.95m)

Kitchen / Breakfast Room 18'7 x 9'8 (5.66m x 2.95m)

Bedroom One / Reception Room 17'3 x 12'10 (5.26m x 3.91m)

Utility Room 8'2 x 5'1 (2.49m x 1.55m)

Bathroom 10'5 x 5'0 (3.18m x 1.52m)

First Floor

Landing

Bedroom Two / Reception Room 13'10 x 18'0 (4.22m x 5.49m)

Bedroom Three 6'4 x 12'3 (1.93m x 3.73m)

Kitchen Two 11'6 x 12'3 (3.51m x 3.73m)

Bathroom Two 11'5 x 7'8 (3.48m x 2.34m)

Bedroom Four 13'9 x 12'0 (4.19m x 3.66m)

Second Floor

Bedroom Five 12'10 x 14'7 (3.91m x 4.45m)

Bedroom Six 8'10 x 18'4 (2.69m x 5.59m)

Bedroom Seven 16'6 x 8'1 (5.03m x 2.46m)

External

Rear Garden

Basement

