

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



Energy Efficiency Rating	
Current	Potential
70	84

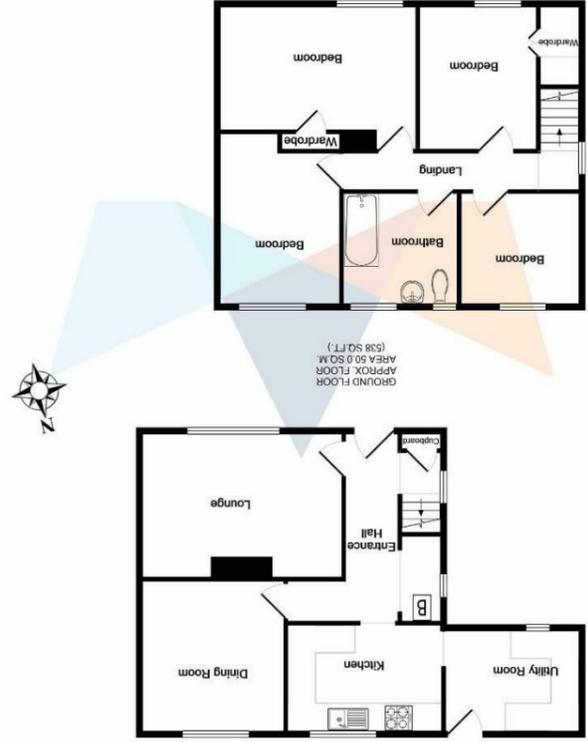
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - average running costs	C (55-68)
Below average energy efficiency - higher running costs	D (39-54)
Poor energy efficiency - higher running costs	E (21-38)
Very poor energy efficiency - very high running costs	F (13-20)
Very poor energy efficiency - very high running costs	G (1-12)

miles & barr
YOUR PROPERTY AGENT

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PROTECTED
PROPERTY NETWORK
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The Property Ombudsman

1ST FLOOR
APPROX. FLOOR AREA 52.1 SQ.M (561 SQ.FT.)
TOTAL APPROX. FLOOR AREA 102.1 SQ.M (1099 SQ.FT.)
Made with MetreX (2020)



41 HOBART CRESCENT, DOVER



**41 HOBART CRESCENT
DOVER**

£285,000

- Semi Detached Family Home
- Four Bedrooms
- Large Garden
- Great Views
- Popular Location
- Great Local Schools

ABOUT

Miles and Barr are pleased to bring to the market this well presented family home located in the popular residential area on Hobart Crescent. The current owners have been here for a number of years and have kept the property to a lovely standard throughout.

Inside on the first floor of the property you will find four great sized bedrooms a family bathroom. Downstairs are two reception rooms, kitchen, and a separate utility room. Outside is a good size rear garden with side access and patio area.

See the tour for more detail or call Miles and Barr Dover to arrange a viewing!

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.

DESCRIPTION

GROUND FLOOR

Entrance Hallway

Lounge 14'6" x 11'3" (4.42 x 3.43)

Dining Room 11'1" x 10'6" (3.40 x 3.22)

Kitchen 8'2" x 11'1" (2.51 x 3.39)

Utility Room 9'11" x 7'6" (3.03 x 2.31)

FIRST FLOOR

Landing

Bedroom One 14'2" x 8'11" (4.33 x 2.73)

Bedroom Two 11'0" x 8'7" (3.37 x 2.64)

Bedroom Three 8'3" x 7'10" (2.52 x 2.41)

Bedroom Four 6'1" x 10'4" (1.87 x 3.17)

Bathroom 8'0" x 8'6" (2.44 x 2.60)

OUTSIDE

Rear Garden

