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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
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



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...valuing people, not just property  
**miles & barr**

ASPEN DRIVE, DOVER



ASPEN DRIVE  
DOVER

£365,000



- Council Tax Band - D
- Popular Location
- Garage
- Sunny Rear Garden
- Four Bedrooms

## 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

ATTRACTIVE FOUR BEROOM FAMILY HOME IN POPULAR LOCATION!

This home would suit a variety of buyer and would be a great family home! On the ground floor you are greeted by a generous hallway providing ample storage space for coats and shoes. The ground floor offers a study, which could easily be used as a fifth bedroom, a well-proportioned dining room which provides access out to the rear garden via French doors, and the modern fitted kitchen coming with a variety of fitted appliances and a downstairs WC.

Upstairs the first floor has the largest of the bedrooms with an ensuite bathroom and a living room with Juliet balcony. On the second floor are a further three great sized bedrooms and modern three-piece family bathroom.

Outside the property benefits from both front and rear gardens, with the rear garden being a sun-trap with its south-east facing aspect. Parking is found in the form of an attached garage which comes complete with eaves storage and main electricity, with a drive to the front of this.

For further information or to arrange your viewing call Miles & Barr.

## DESCRIPTION

Entrance

Study Room 9'10 x 8'2 (3.00m x 2.49m)

Dining 16'5 x 8'2 (5.00m x 2.49m)

Kitchen 9'10 x 6'1 (3.00m x 1.85m )

WC

First Floor

Lounge 15'1 x 9'10 (4.60m x 3.00m)

Bedroom One 16'5 x 10'2 (5.00m x 3.10m)

En Suite

Second Floor

Bedroom Two 13'1 x 8'2 (3.99m x 2.49m)

Bedroom Three 13'1 x 8'2 (3.99m x 2.49m)

Bathroom 6'7 x 7'7 (2.01m x 2.31m)

