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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(21-30)
G	(1-20)
Very energy efficient - lower running costs	
Current	84
Possible	64
Energy Efficiency Rating	
Map data ©2022	



CLEVELAND CLOSE DOVER



CLEVELAND CLOSE
DOVER

OFFERS OVER £200,000



4 High Street, Dover, Kent, CT16 1DJ
t: 01304 202111 e: dover@milesandbarr.co.uk



- Mid Terrace Home
- Well Balanced Accommodation
- Two Bedrooms with Potential to Make Three
- Great Size Lounge
- Modern Kitchen/Diner
- Conservatory
- No Forward Chain
- Lower End of Buckland
- Close to Good Schools

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.

In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

ABOUT

Wonderfully positioned at the lower end of Buckland, is this terraced home, in a tucked away position in Cleveland Close.

The ideal first time buy property is found in good condition, which take full advantage of its space and providing well balanced living accommodation.

The property comprises of an entrance porch, great size lounge which takes you into the open plan arranged kitchen/dining room which flows into the conservatory. Upstairs you will find the family bathroom and two bedrooms. If more room is required, the master bedroom could potentially be split into two bedrooms, making the home a three bedroom property (subject to planning consents).

Externally the property offers a low maintenance rear garden with decking and artificial grass. To the front is an established garden.

DESCRIPTION

Ground Floor

Entrance Porch

Lounge 15'5 x 12' (4.70m x 3.66m)

Kitchen / Diner 15'7 x 9'6 (4.75m x 2.90m)

Conservatory 12' x 9' (3.66m x 2.74m)

First Floor

Bedroom One 15'9 x 11'8 (4.80m x 3.56m)

Bedroom Two 9'11 x 9'8 (3.02m x 2.95m)

Bathroom 5'6 x 5'6 (1.68m x 1.68m)

External

Front Garden

Rear Garden

