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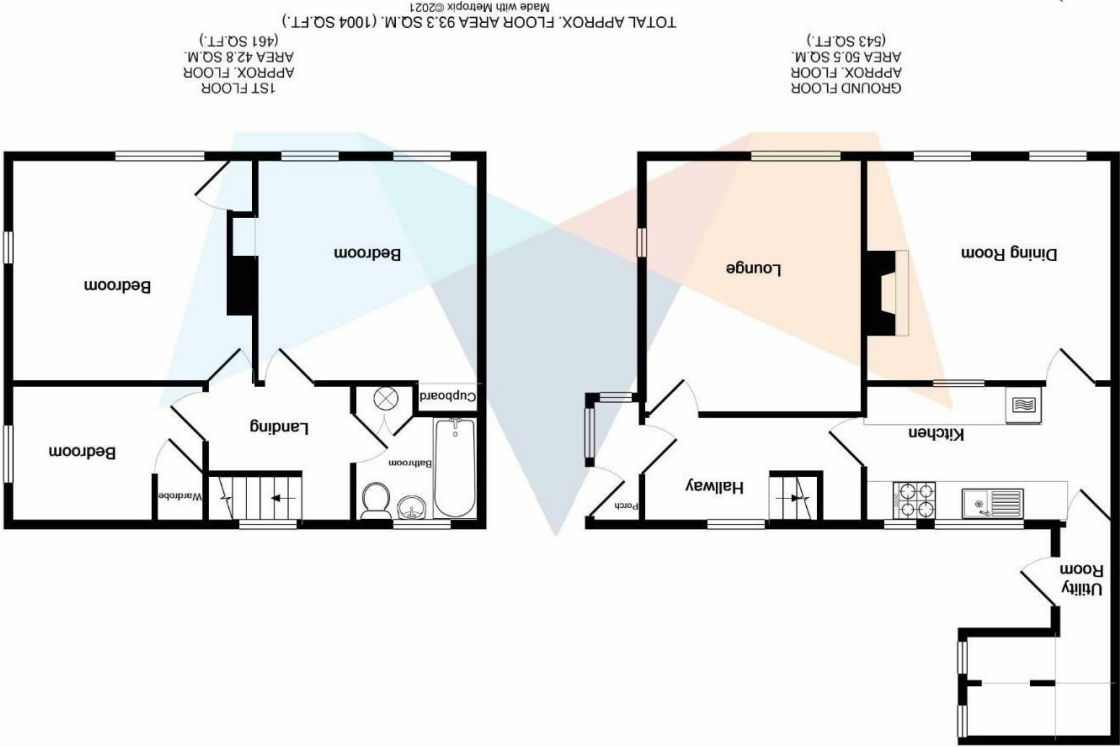
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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:



Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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ROOSEVELT ROAD DOVER



ROOSEVELT ROAD
DOVER

£300,000

- Modern Interior
- Close To Town
- Ideal Family House
- Popular Location
- Stunning Garden
- Off Street Parking For 2 Cars

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

Situated in a very popular location Miles and Barr are pleased to offer this deceptively spacious three bedroom extended family home!

With the large bedrooms and a modern looking interior, this property is in a great condition inside and out. A short drive away from Whitfield, Dover Town Centre, Dover Priory Train Station and with an attractive green just the other side of the road this is the perfect property for any family looking to up size.

Outside the property benefits from a sizable private front and rear gardens and off street parking for two cars.

DESCRIPTION

- Entrance
- Hallway
- Lounge 13'07 x 11'08 (4.14m x 3.56m)
- Kitchen 13'02 x 7'06 (4.01m x 2.29m)
- Dining Room 13'00 x 11'05 (3.96m x 3.48m)
- Utility Area
- First Floor
- Landing
- Bathroom 5'10 x 6'08 (1.78m x 2.03m)
- Bedroom 11'11 x 12'02 (3.63m x 3.71m)
- Bedroom 11'08 x 11'10 (3.56m x 3.61m)
- Bedroom 7'06 x 10'03 (2.29m x 3.12m)
- External
- Garden
- Off Street Parking For 2 Cars

