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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, floorplans and distances referred to 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:



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	66
Potential	84



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...valuing people, not just property

CLARENDON ROAD, DOVER



CLARENDON ROAD
DOVER

£330,000

- Council Tax Band: C
- Stunning Property
- Great Sized Garden
- Central Location
- Three Double Bedrooms

ABOUT

UNIQUE THREE BEDROOM FAMILY HOME IN POPULAR AND CENTRAL LOCATION!

This property truly is one of a kind! On the ground floor the home has a large entrance hallway with bay fronted living room, large dining room leading through to a kitchen overlooking the rear garden, separate utility room and downstairs W/C.

Upstairs the first floor is split over two levels and offers three great sized double bedrooms, a fitted family bathroom and a separate W/C.

The home has a large sunny rear garden and would make for an ideal family home!

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

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

- Entrance
- Entrance Hallway
- Living Room 16'10 x 11'8 (5.13m x 3.56m)
- Dining Room 16'3 x 10'11 (4.95m x 3.33m)
- Kitchen 16'10 x 12'3 (5.13m x 3.73m)
- Utility Room 8'9 x 5'6 (2.67m x 1.68m)
- Downstairs W/C
- First Floor
- Landing
- Family Bathroom 7'10 x 8'6 (2.39m x 2.59m)
- Separate W/C
- Bedroom One 14'4 x 11'0 (4.37m x 3.35m)
- Bedroom Two 13'3 x 10'0 (4.04m x 3.05m)
- Bedroom Three 11'11 x 9'6 (3.63m x 2.90m)
- External
- Rear Garden

