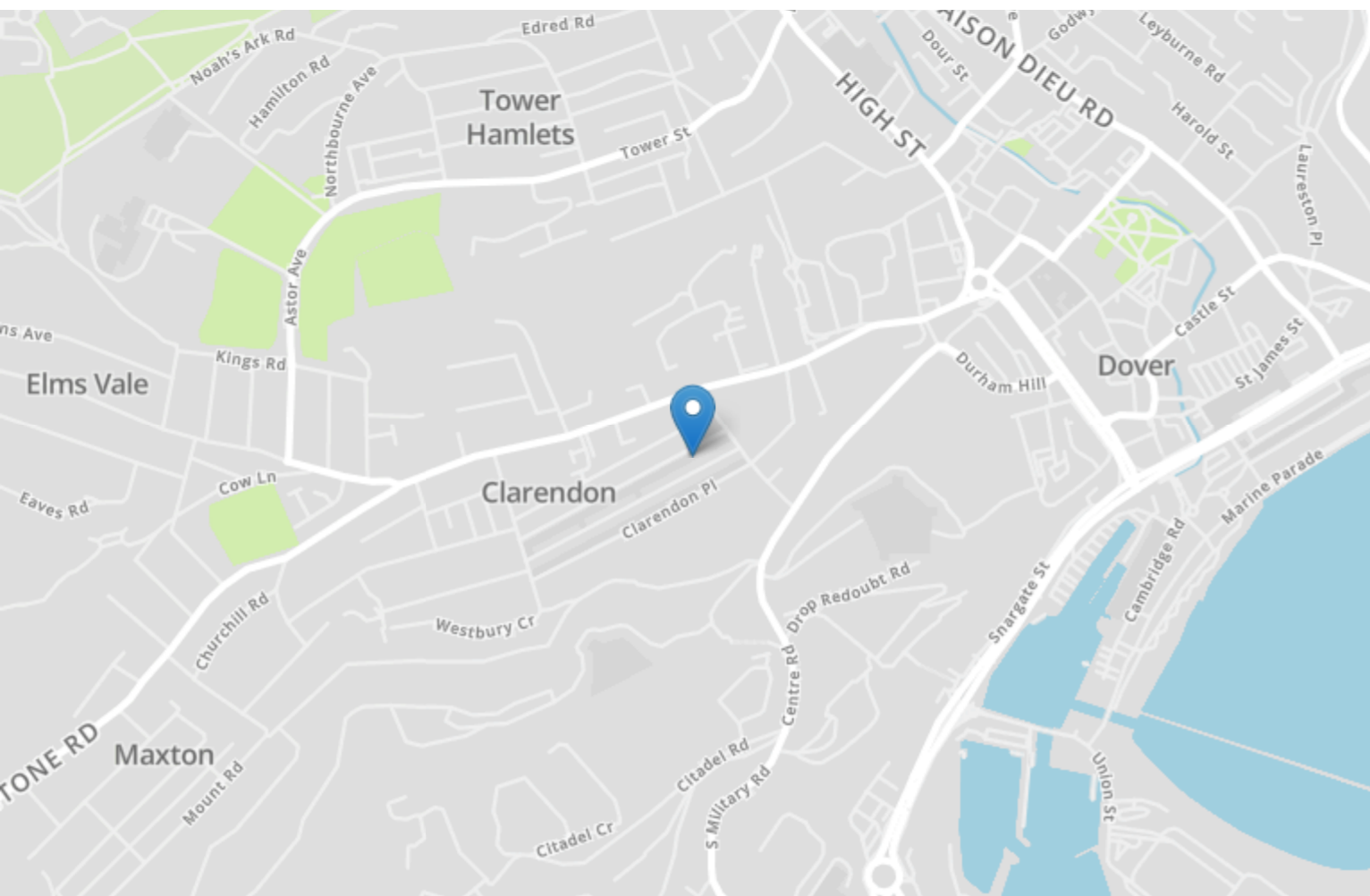


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



26 Clarendon Street

Dover
CT17 9RE

£170,000 FREEHOLD

Draft Details...Price Range £170,000 to £180,000 | Chain Free | Garage | Two Double Bedrooms | Burnap + Abel are delighted to offer onto the market this fabulous three storey two bedroom house located in the conveniently placed Clarendon Street, Dover. The property is in good condition throughout and the accommodation boasts a spacious lounge, kitchen/diner, two double bedrooms and a bathroom. Additional benefits include a large garage, garden, utility area, double glazing, gas central heating and NO ONWARD CHAIN. The property is close to Dover town centre, has easy access to walks over Western Heights and minutes walk to Dover Priory Station, which has high speed links to London. For your chance to view call Burnap + Abel on 01304 279107.



Lounge

22' 6" x 12' 2" (6.86m x 3.71m) Large lounge with carpeted floor, radiators and double glazed windows (front and back).

Kitchen/Dining Room

14' 2" x 12' 2" (4.32m x 3.71m) A spacious kitchen/dining room - Ideal when entertaining. The kitchen has a mix of wall and base units, space for cooker, fridge freezer (vendor said this will be staying) and washing machine. Space for table and chairs, double glazed window and radiator.

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m) Bath with overhead shower, low level W.C., wash hand basin, radiator and frosted double glazed window.

Utility Area

Space for tumble dryer, radiator and double glazed window.

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed window.

Bedroom Two

9' 8" x 9' 0" (2.95m x 2.74m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

Garden

Sunny rear garden with rear access. Outside storeroom with wall mounted boiler

Garage

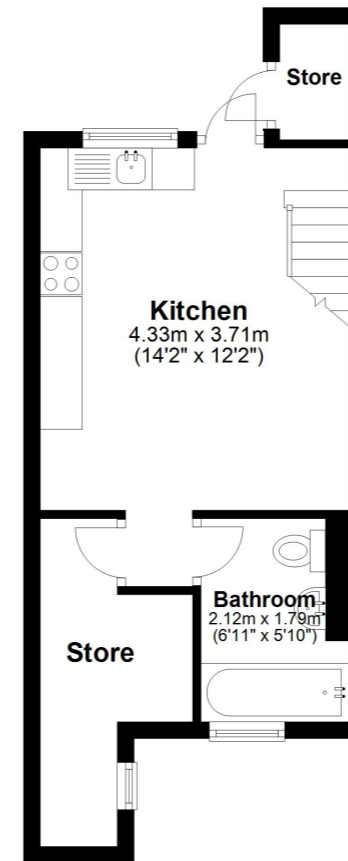
Large garage with power.

Area Information

Located within a short walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the docks and seafront offering regular ferry crossings to the continent and within easy access of the St James' Retail Park. The property is on the main bus route and there are several primary and secondary schools dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

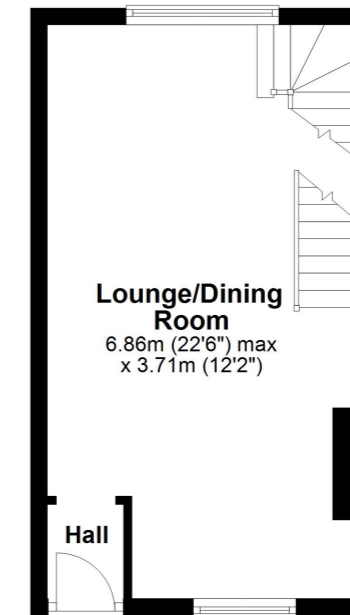
Lower Ground Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



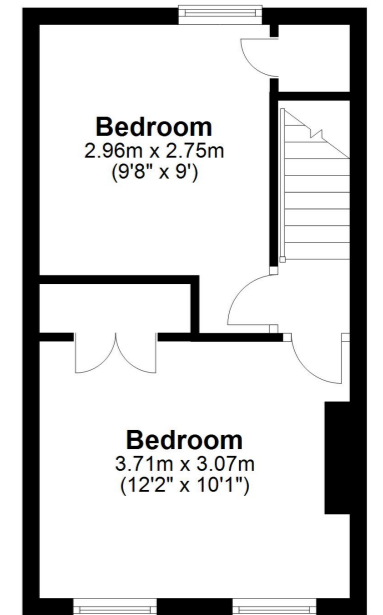
Ground Floor

Approx. 25.5 sq. metres (273.9 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.7 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

