

## 76 Clarendon Place

Dover  
CT17 9QD

**£180,000 FREEHOLD**

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £180,000 - £190,000 | Burnap + Abel are delighted to offer onto the market this fabulous three bedroom terrace house located in the conveniently placed Clarendon Place, Dover. The property would be ideal for first time buyers or buy to let investors and the accommodation boasts a lounge, spacious kitchen, three bedrooms and a family bathroom. Additional benefits include a garden, parking to the rear, double glazing, gas central heating and NO ONWARD CHAIN. Located in a convenient location and close to nearby local 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 Cathedral City of Canterbury is accessible via the main A2 dual carriageway with its excellent range of shopping, educational and recreational facilities. Dover Priory mainline railway station offers excellent fast speed connections to London St Pancras International. For your chance to view call sole agent Burnap + Abel on 01304 279107.





Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m)

Bathroom

7' 7" x 7' 0" (2.31m x 2.13m)

W.C.

Lounge

11' 10" x 10' 4" (3.61m x 3.15m)

Kitchen

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom Two

12' 3" x 9' 10" (3.73m x 3.00m)

Garden

Parking

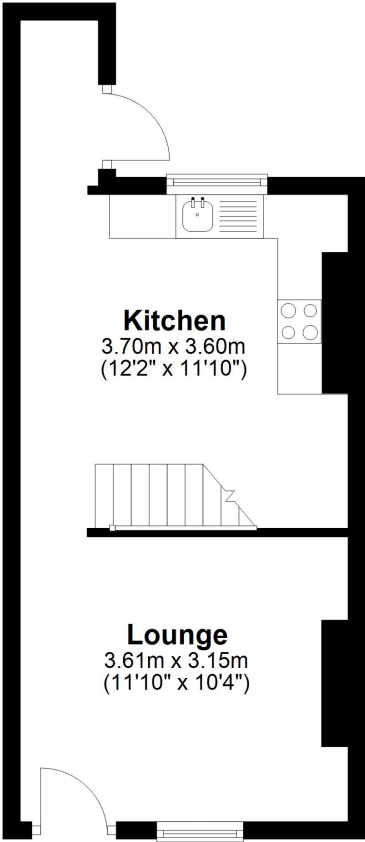
Parking at the rear of the property.

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 are 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.

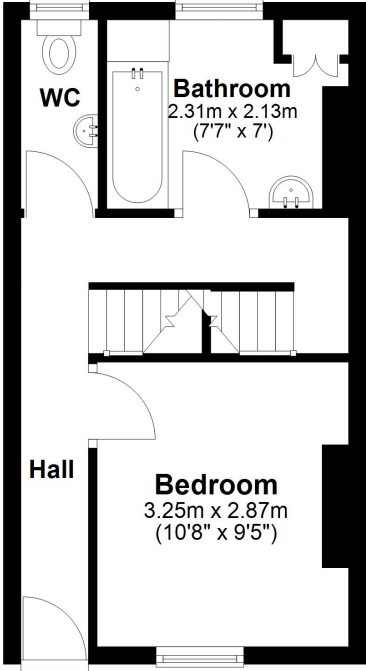
Lower Ground Floor

Approx. 28.5 sq. metres (307.3 sq. feet)



Ground Floor

Approx. 25.7 sq. metres (277.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.2 sq. feet)

