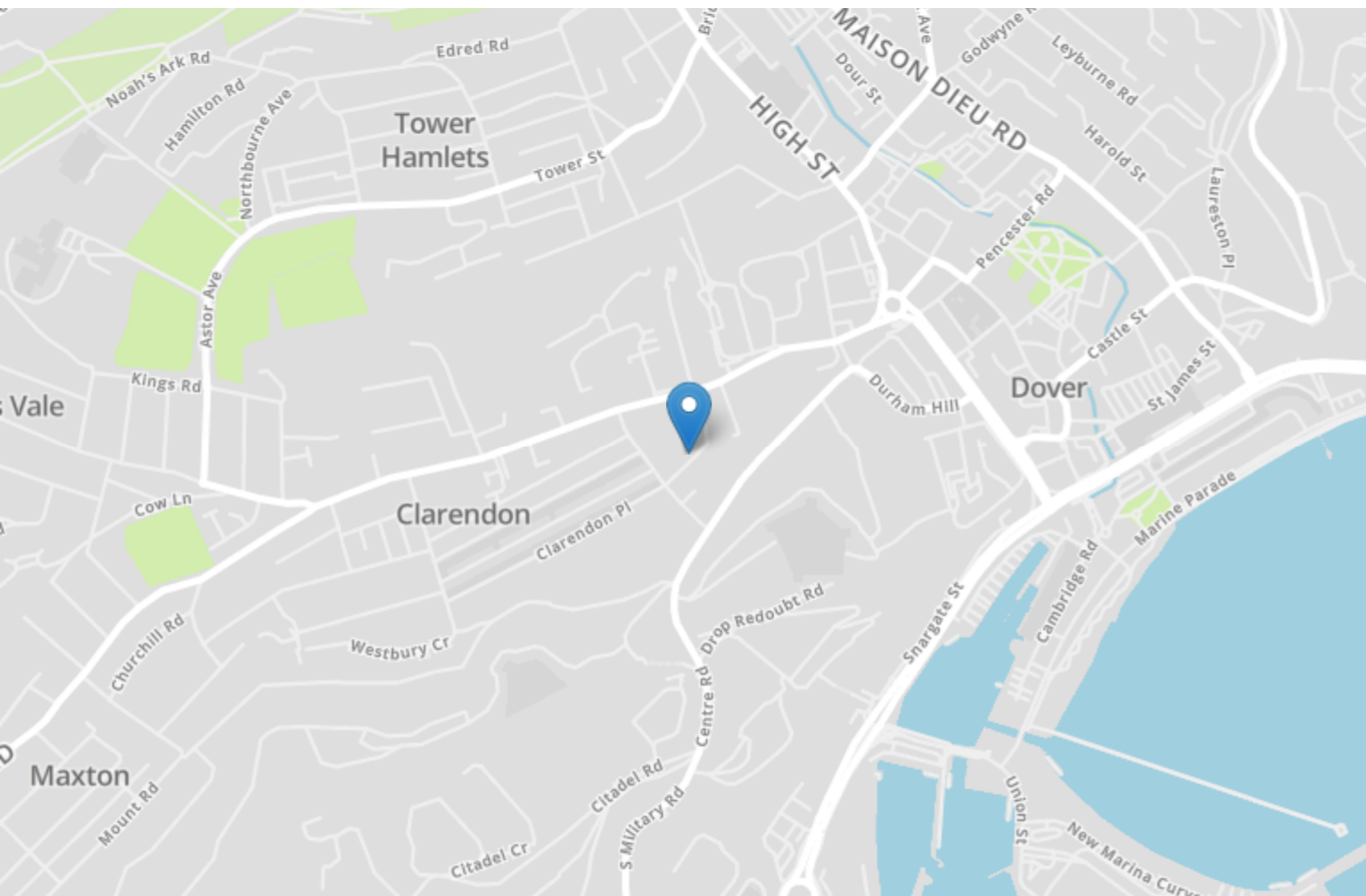


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



16 Selbourne Terrace Clarendon Road

Dover
CT17 9QA

£260,000 FREEHOLD

Draft Details...Price Range £260,000 - £270,000 | Chain Free | Fabulous Four Bedroom Period Home | Solar Panels (Owner Outright) | Open Fire Place | Large Rooms & High Ceilings | Two Toilets | Burnap + Abel are delighted to offer onto the market this wonderful four bedroom terraced house located in the conveniently placed Selbourne Terrace, Clarendon Road, Dover. The property is in very good condition throughout and the accommodation boasts a large lounge and dining room, spacious kitchen, four large bedrooms and a family bathroom. Additional benefits include a private rear garden, solar panels (owned outright), two toilets, period features, open fire place, double glazing, gas central heating (boiler installed 2016 & serviced Feb 2024) 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. To book your viewing call sole agents Burnap + Abel on 01304 279107.



Lounge

14' 5" x 11' 5" (4.39m x 3.48m) A large lounge with carpeted floor, radiator, open fire place and a double glazed bay front window.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m) Spacious dining area with under stairs storage cupboard, space for a dining table and chairs, radiator and double glazed window,

Kitchen

11' 11" x 8' 9" (3.63m x 2.67m) A generous size kitchen with a mix of wall and base units, space for fridge freezer, washing machine and dishwasher. Integrated oven/hob, double glazed window and door to the garden.

Bedroom One

14' 6" x 13' 9" (4.42m x 4.19m) A large double bedroom with laminate floor, built in cupboards, radiator and double glazed bay fronted windows.

Bedroom Three

12' 6" x 8' 6" (3.81m x 2.59m) Double bedroom with carpeted floor, cupboard with boiler (serviced Feb 2024), radiator and double glazed window.

Bathroom

8' 5" x 4' 9" (2.57m x 1.45m) Bath with overhead shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Bedroom Two

14' 11" x 14' 6" (4.55m x 4.42m) Large double bedroom with laminate floor, built in cupboard, radiator and double glazed bay fronted windows.

Bedroom Four

12' 6" x 9' 8" (3.81m x 2.95m) Double bedroom with carpeted floor, built in cupboard, radiator and double glazed window.

W.C.

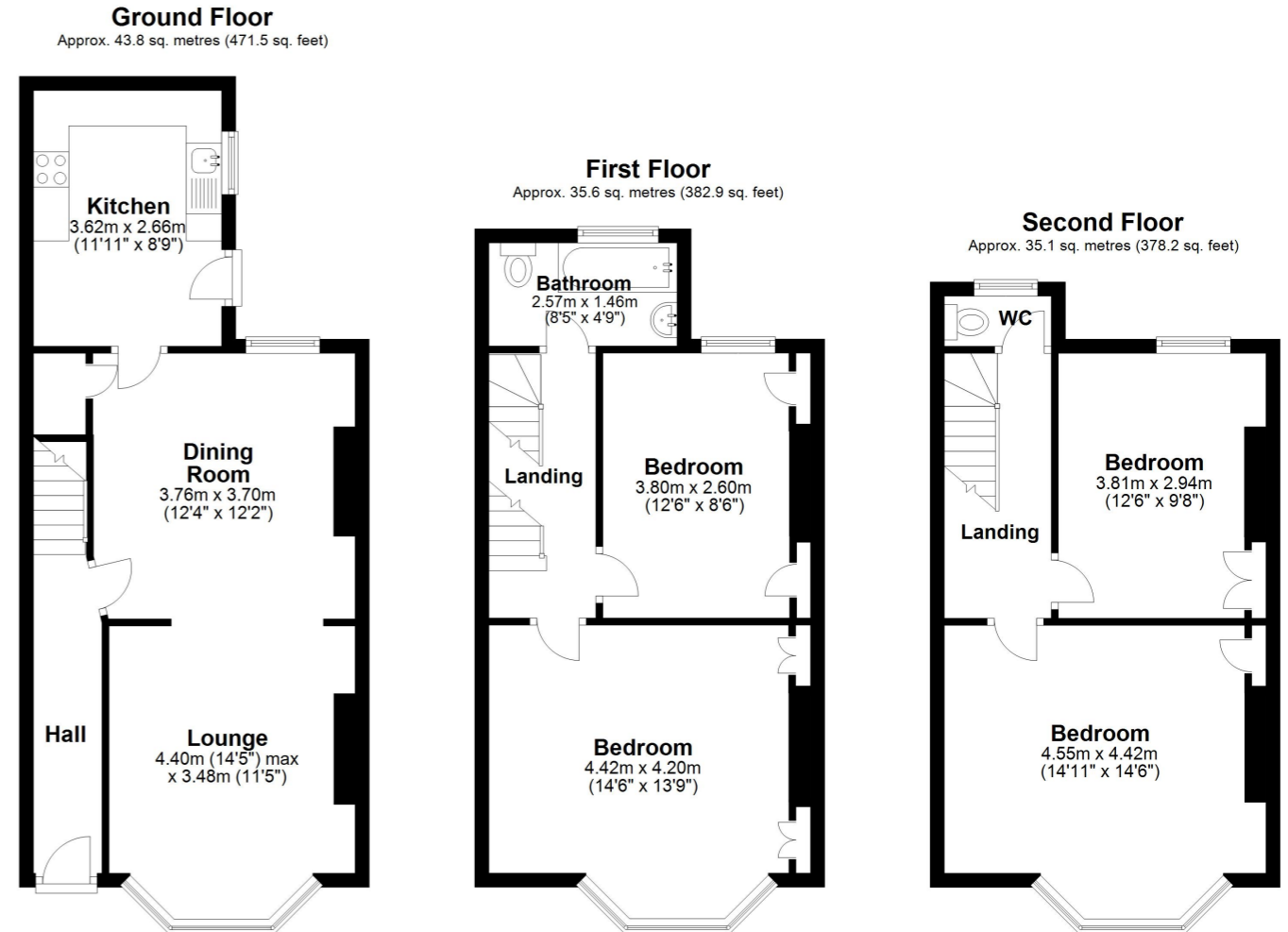
Low level W.C and frosted double glazed window.

Garden

A generous size sunny rear garden with with space for a Summer house to the rear.

Area Information

This property is situated in a popular residential area of the town, only a short walk from the town centre, with the main-line railway with the fast-link train to St Pancras in 1 hour 10 minutes, a short distance away. There is a good range of primary, secondary and grammar schools within walking distance. There are excellent access routes to the A2/M2 and the A20.



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.

