
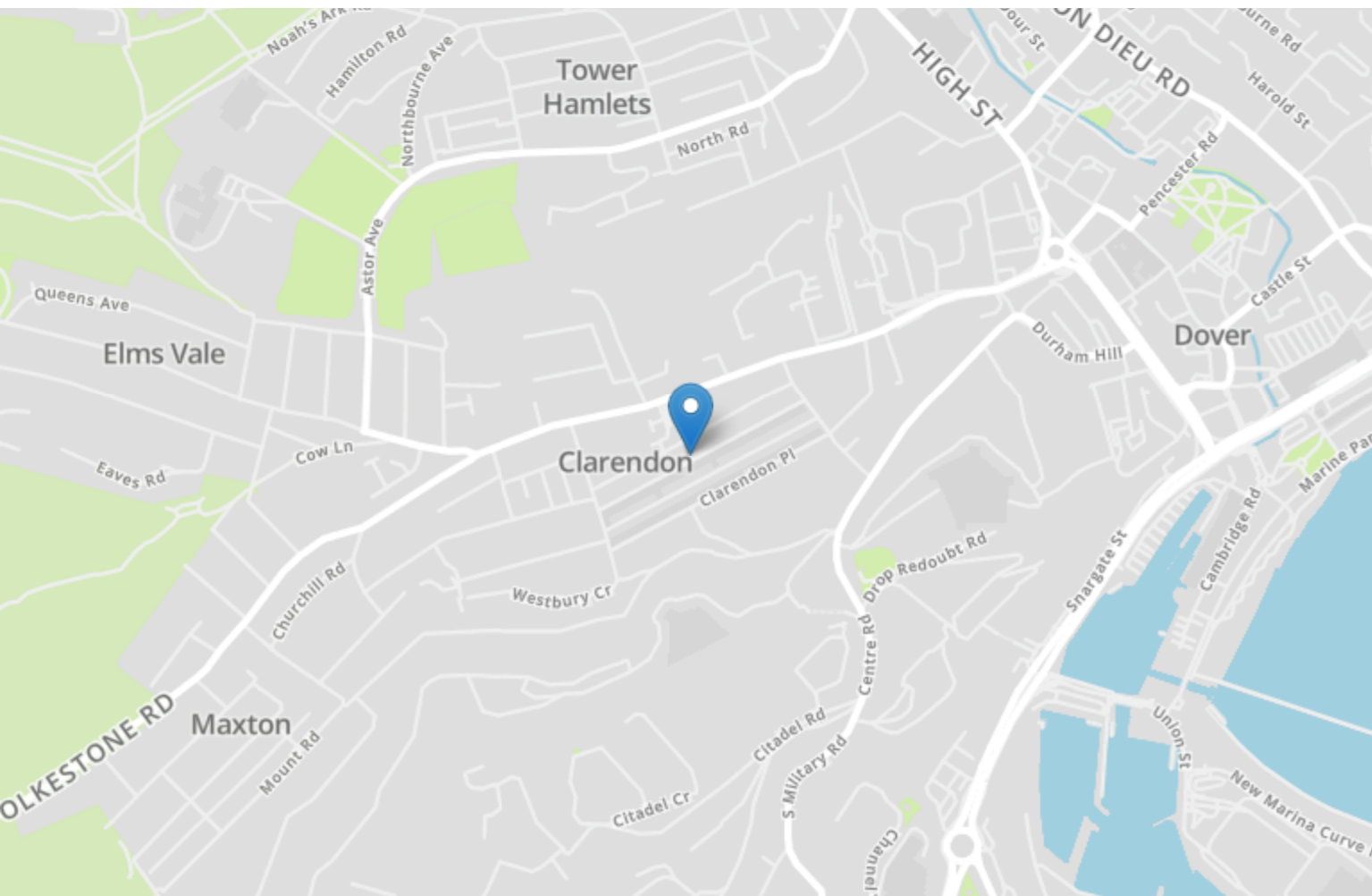


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



88 Clarendon Street

Dover
CT17 9RD

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...Price Range £190,000 To £200,000 | Chain Free | Off Street Parking | Wonderful Two-Bedroom Terraced Home with Loft Room, Cellar & Solar Panels | Garden | Versatile Living Spaces | This wonderful two-bedroom terraced house is full of character and flexibility, offered chain-free and ideally situated close to local schools, shops, and Dover Priory train station. The property features a loft room that could easily serve as a home office or spare bedroom and a cellar offering fantastic potential as a games room or extra storage space. A private rear garden and off-street parking add to the property's appeal. With owned solar panels for improved energy efficiency, along with double glazing and gas central heating, the home is both practical and economical. This versatile and well-located home offers an excellent opportunity for first-time buyers, families, or investors looking for flexible living in a sought-after area of Dover. For your chance to view call sole agent Burnap + Abel on 01304 279107.



Lounge/Dining Room

23' 4" x 12' 11" (7.11m x 3.94m)

Kitchen

11' 1" x 6' 9" (3.38m x 2.06m)

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom Two

12' 9" x 6' 10" (3.89m x 2.08m)

Bathroom

10' 10" x 6' 7" (3.30m x 2.01m)

Loft Room

11' 3" x 10' 5" (3.43m x 3.17m) Spacious loft room that could be used as a spare bedroom or office.

Garden

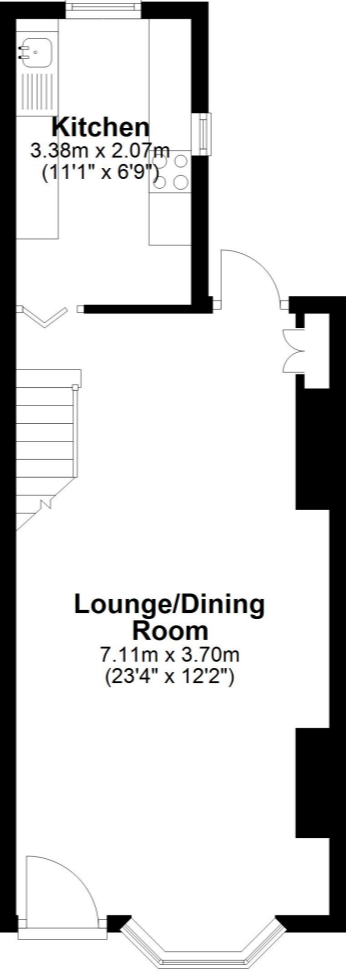
Off Street Parking

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.

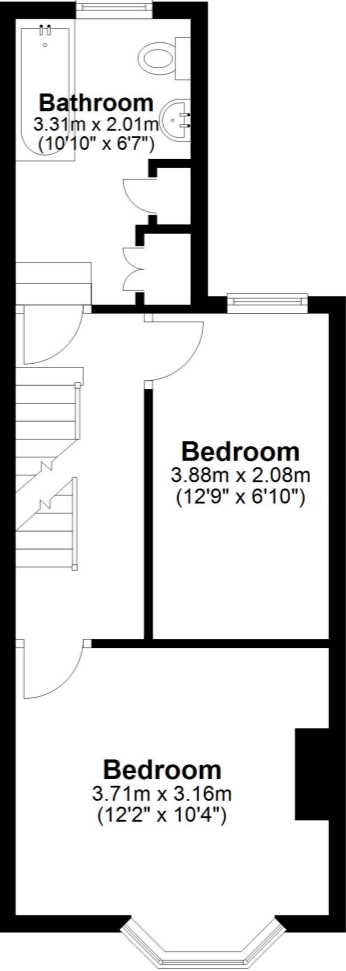
Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Second Floor

Approx. 10.9 sq. metres (117.0 sq. feet)

