
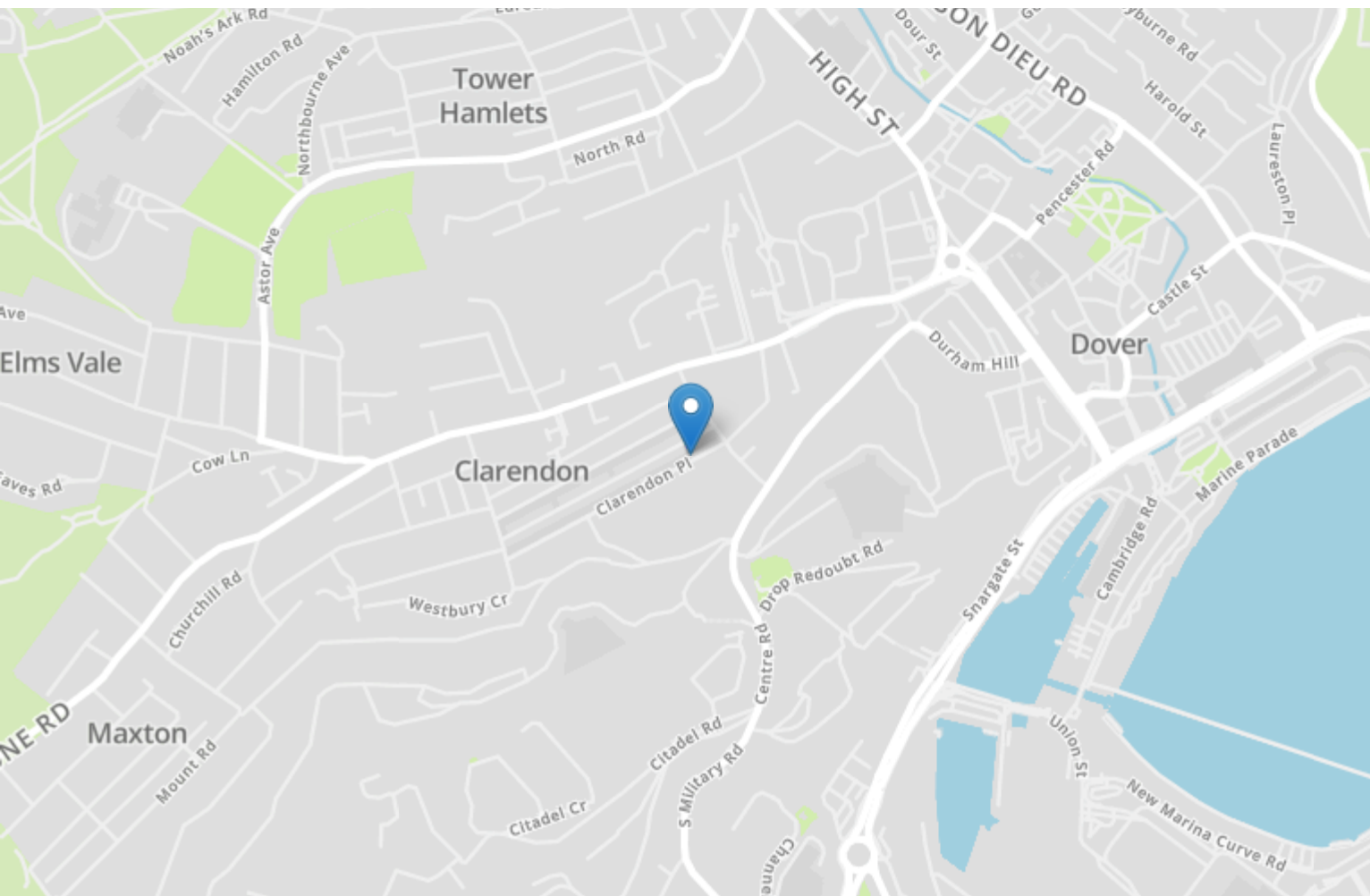


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



24 Clarendon Place

Dover
CT17 9QB

£190,000 FREEHOLD

Draft Details...FOR SALE THROUGH BRUNAP + ABEL...Price Range £190,000 - £200,000 | Fabulous Extended Three-Bedroom Terraced House – Ideal for First-Time Buyers & Investors | This beautifully extended three-bedroom terraced home offers modern living with character and convenience. Featuring off-street parking at the rear, double glazing, gas central heating and a charming wood-burning stove, this property is both comfortable and efficient. The garden provides a perfect outdoor retreat. Located within walking distance of Dover Priory train station, local schools, and shops, this home is ideally situated for commuters and families alike. A fantastic opportunity for first-time buyers or a smart addition to a buy-to-let portfolio. For your chance to view call Burnap + Abel on 01304 279107.



Porch

Reception Room

13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom Three

8' 11" x 8' 2" (2.72m x 2.49m)

En Suite

Lounge/Dining room

22' 2" x 11' 11" (6.76m x 3.63m)

Kitchen

11' 11" x 10' 3" (3.63m x 3.12m)

Bedroom

12' 0" x 10' 2" (3.66m x 3.10m)

Bedroom

9' 7" x 7' 9" (2.92m x 2.36m)

En Suite

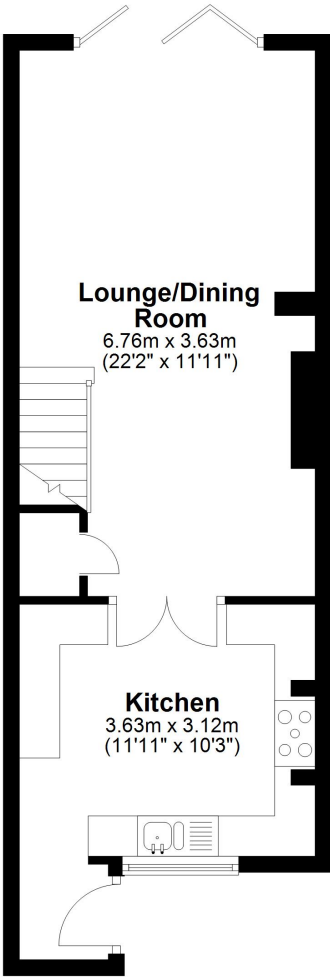
Garden

Off Street Parking

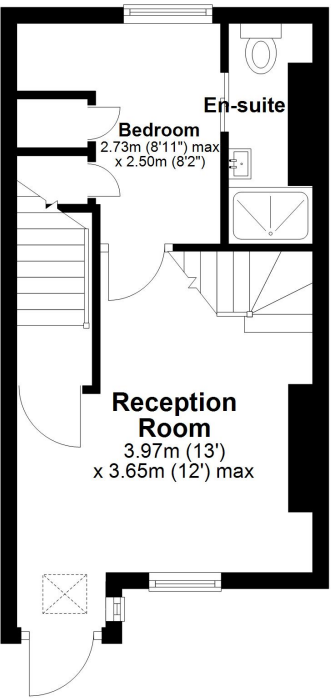
Area Information

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.

Lower Ground Floor
Approx. 37.6 sq. metres (405.1 sq. feet)



Ground Floor
Approx. 29.6 sq. metres (318.8 sq. feet)



First Floor
Approx. 23.4 sq. metres (251.4 sq. feet)

