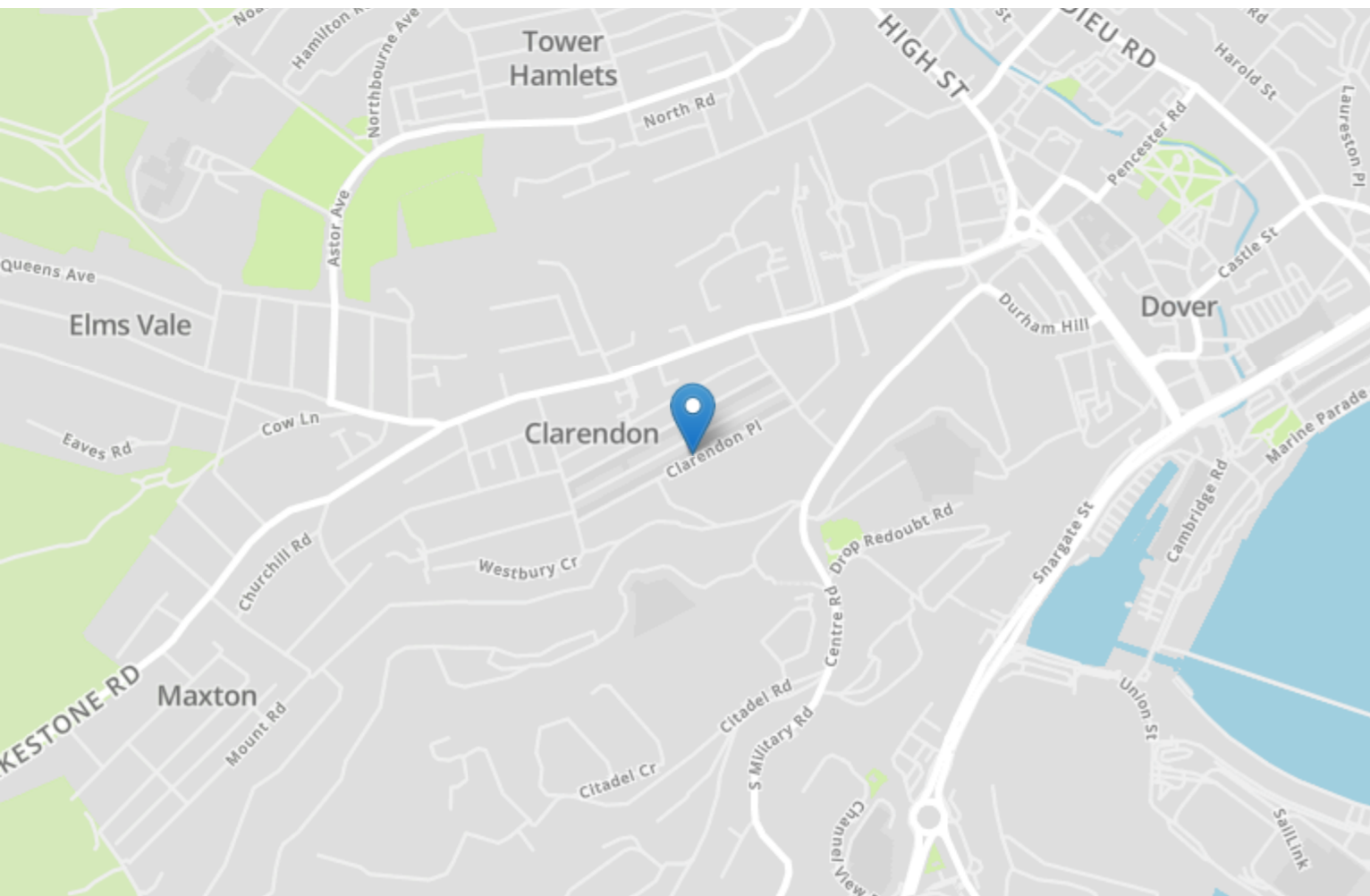


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



106 Clarendon Place

Dover
CT17 9QD

£140,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL | Price Range £140,000 - £150,000 | In need of modernisation and located in the highly convenient area of Clarendon Place, Dover, this three-bedroom terraced home offers an excellent opportunity for first-time buyers and investors alike. With no onward chain, the property is ready for a smooth and hassle-free purchase. Arranged over three floors, the home provides versatile and practical living accommodation throughout. The lower ground floor features a spacious open-plan lounge and kitchen area, perfect for modern living, entertaining guests, or relaxing at home. On the ground floor, you will find a well-proportioned bedroom and a family bathroom, while the upper floor boasts two generous double bedrooms, offering comfortable and flexible sleeping arrangements. Externally, the property benefits from a substantial rear garden - ideal for outdoor dining, socialising, or simply enjoying some quiet time. The location is a key highlight, with a range of local amenities, schools, and Dover Priory train station all within easy reach, providing excellent transport links to London - making it particularly appealing for commuters. Combining a desirable location, flexible layout, and chain-free status, this property represents a fantastic opportunity not to be missed. To arrange a viewing, contact Burnap + Abel on 01304 279107.



Bedroom

10' 1" x 9' 3" (3.07m x 2.82m)

Bathroom

12' 1" x 7' 8" (3.68m x 2.34m)

Lounge

12' 8" x 12' 2" (3.86m x 3.71m)

Kitchen

12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom

12' 2" x 10' 2" (3.71m x 3.10m)

Bedroom

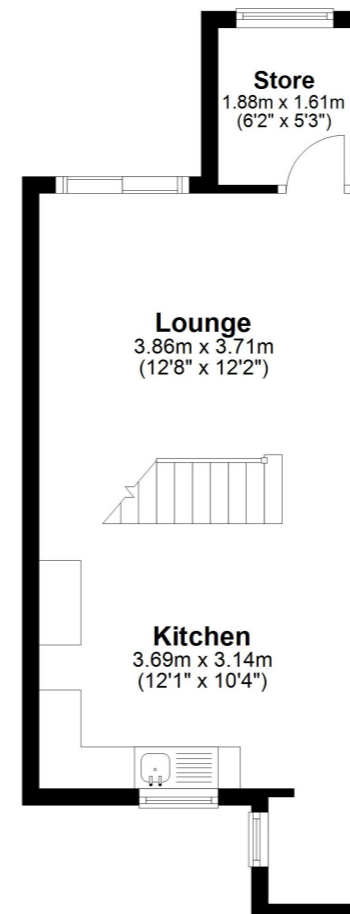
12' 2" x 10' 3" (3.71m x 3.12m)

Garden**Area Information**

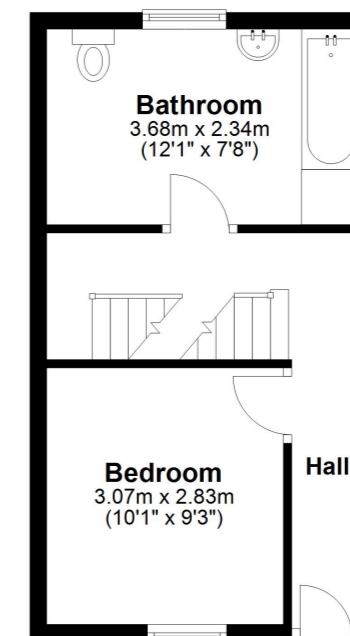
Located within a short walk of the centre of Dover with its range of amenities including shopping, educational and recreational facilities together with the docks and seafront offering regular ferry crossings to the continent and within easy access of the St James' Retail Park. The property is on the 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

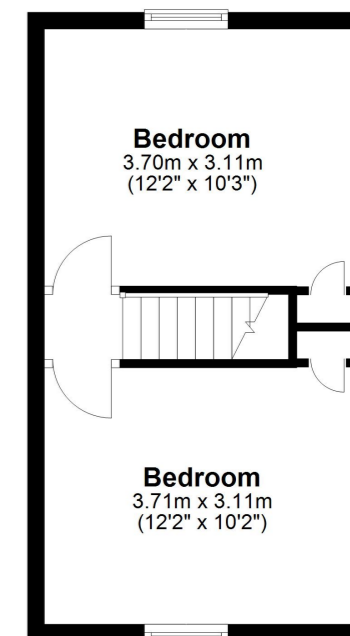
Approx. 31.3 sq. metres (336.9 sq. feet)

**Upper Ground Floor**

Approx. 26.6 sq. metres (285.8 sq. feet)

**First Floor**

Approx. 26.7 sq. metres (287.6 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 sq. feet)

