
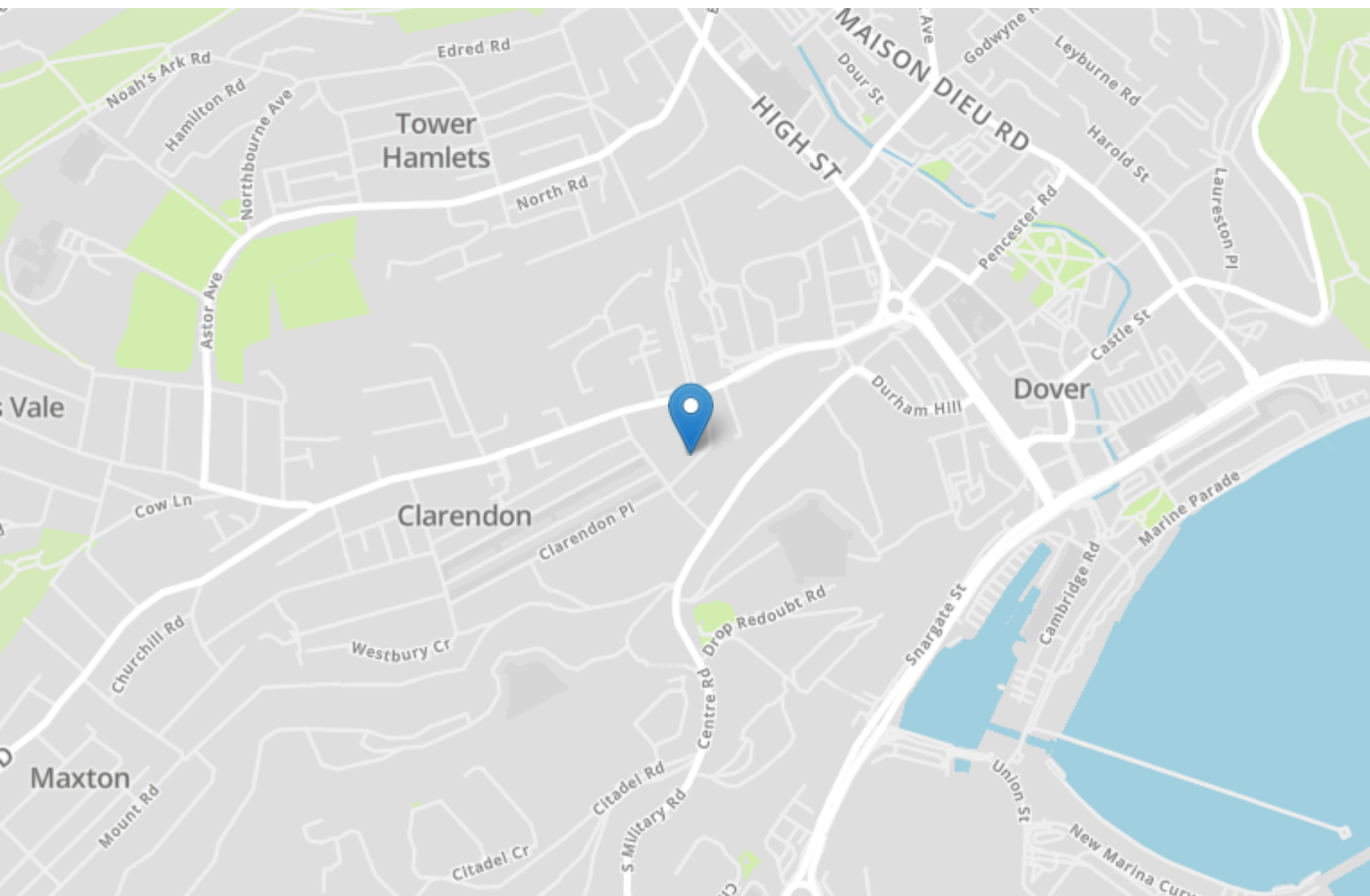


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	23	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## 43 Clarendon Road

Dover  
CT17 9QA

**£200,000 FREEHOLD**

Draft Details...FOR SALE THOURGH BURNAP + ABEL...Fabulous Three-Bedroom Semi-Detached Home – Ideal Investment Opportunity | A fantastic opportunity for investors or those looking to put their own stamp on a property, this three-bedroom semi-detached house is in need of modernisation and is offered to the market chain-free. Located within walking distance of Dover Priory train station and a range of local amenities, the accommodation includes three generous double bedrooms, a lounge, dining room, kitchen and a ground floor shower room. Additional features include a cellar for storage and a private garden to the rear. With excellent transport links and great potential to add value, this property represents a rare find in a sought-after location. For your chance to view call Burnap + Abel on 01304 279107.





Entrance Hall

Lounge

12' 4" x 11' 1" (3.76m x 3.38m)

Dining Room

12' 0" x 9' 5" (3.66m x 2.87m)

Kitchen

12' 0" x 7' 10" (3.66m x 2.39m)

Shower Room

Cellar

14' 9" x 11' 6" (4.50m x 3.51m)

Bedroom One

14' 9" x 12' 6" (4.50m x 3.81m)

Bedroom Three

12' 3" x 9' 9" (3.73m x 2.97m)

Bedroom Two

13' 4" x 11' 3" (4.06m x 3.43m)

Garden

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.

