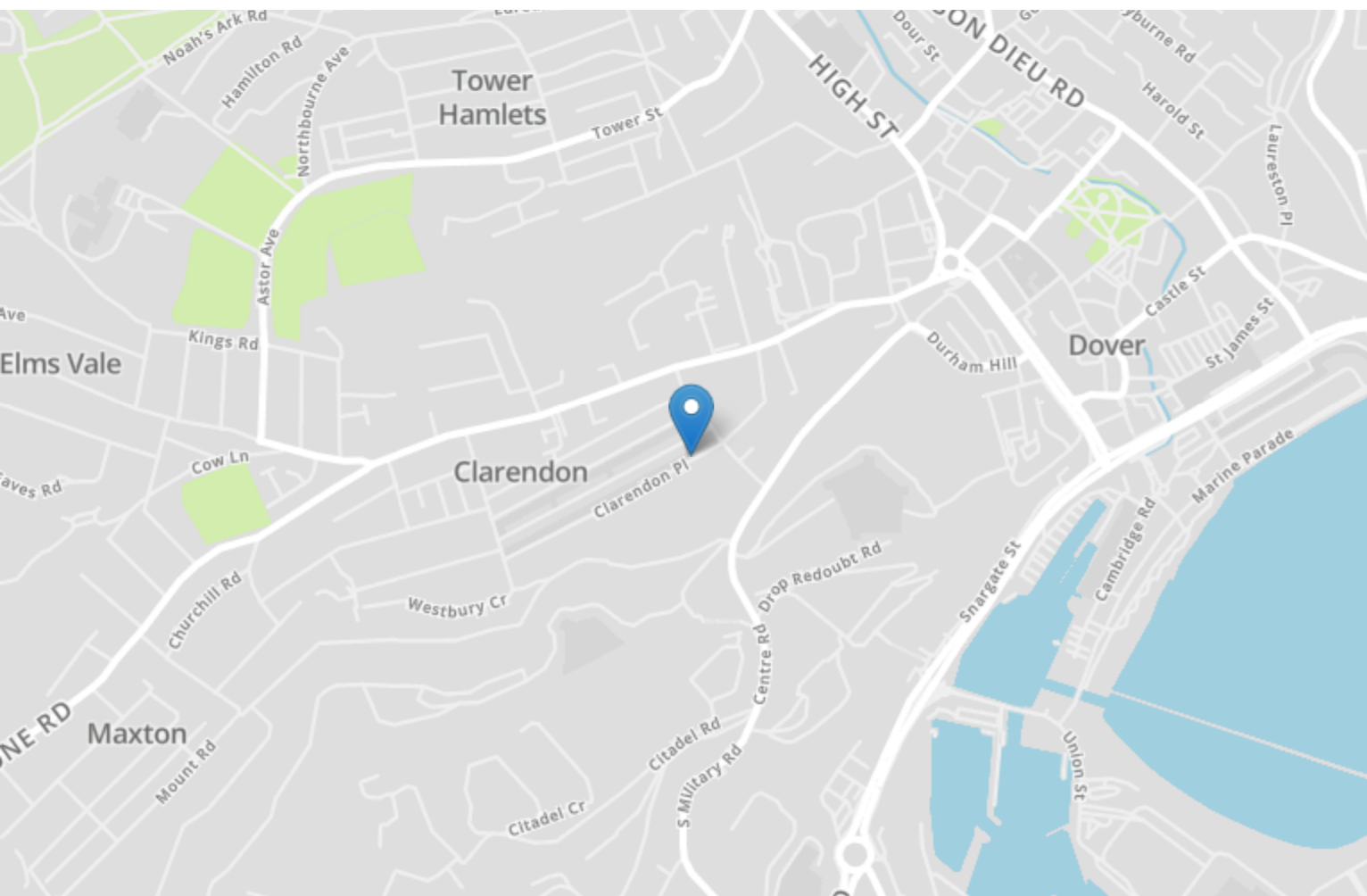


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

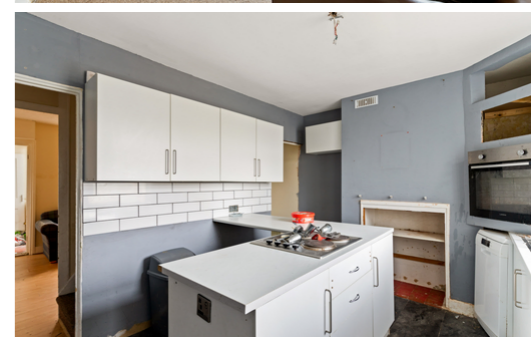


## 18 Clarendon Place

Dover  
CT17 9QB

**£165,000 FREEHOLD**

Draft Details...Offers In Excess Of £165,000 | Chain Free | In Need Of Modernisation | 3 Bedroom House | Burnap and Abel are delighted to offer onto the market this 3 bedroom terrace house in the conveniently situated Clarendon Place, Dover. The property is in need of modernisation making this an ideal purchase for those looking to put their own stamp on a property. The accommodation boasts a lounge, three bedrooms, kitchen and a bathroom. Additional benefits include a spacious garden, out building at the back that could be turned into a garage or pulled down to create off road parking (similar to neighbouring properties), double glazing, gas central heating 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

12' 2" x 10' 6" (3.71m x 3.20m) Carpeted floor, radiator and double glazed window.

### Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m) A generous size third bedroom with carpeted floor, radiator, double glazed window and a wall mounted boiler.

### Bathroom

9' 11" x 4' 3" (3.02m x 1.30m) Bath with electric shower, wash hand basin, heated towel rail and a frosted double glazed window.

### Dining Room

12' 2" x 10' 6" (3.71m x 3.20m) A spacious dining room with laminate floor, radiator, double glazed window and door leading to stairway to the ground floor.

### Kitchen

12' 3" x 9' 10" (3.73m x 3.00m) Wall and base units, space for appliances. Double glazed window.

### W.C.

Low level W.C.

### Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m) Double bedroom with carpeted floor, radiator and double glazed window.

### Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m) Double bedroom with carpeted floor, radiator and double glazed window.

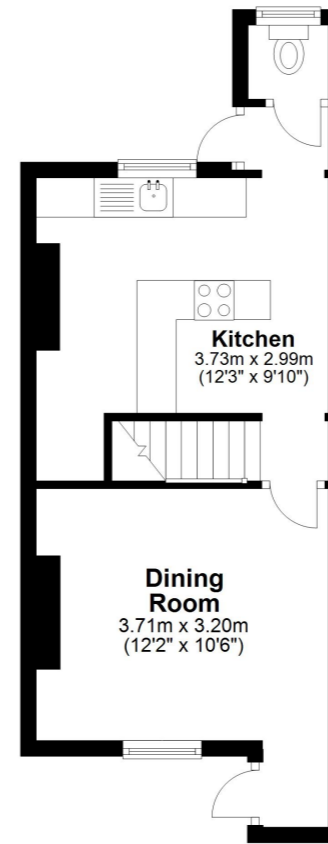
### Garden

A spacious garden with lawn and paved areas. To the rear of the garden is an outbuilding that could be converted into a garage or pulled down to create off road parking (similar to neighbouring properties).

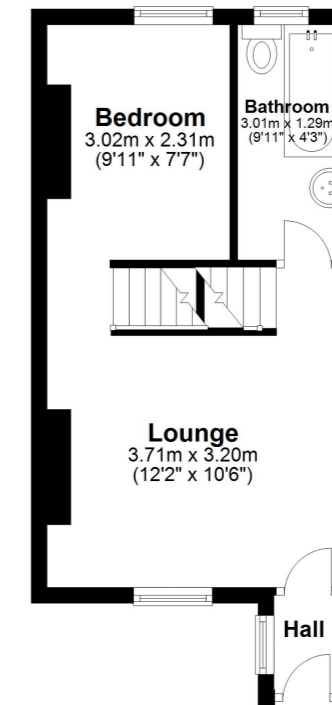
### Area Information

Clarendon Place is located in historic seaside town of Dover. The immediate location offers some stunning views as well as access to local schools and shops. The town has seen some major investment in recent years with Dover's St James's shopping complex, new sport centre, harbour arm and high speed rail link into St Pancras, London.

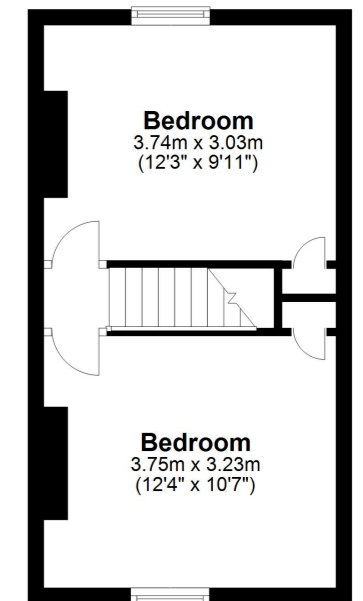
**Lower Ground Floor**  
Approx. 29.4 sq. metres (317.0 sq. feet)



**Ground Floor**  
Approx. 27.7 sq. metres (297.8 sq. feet)



**First Floor**  
Approx. 26.5 sq. metres (285.5 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)

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.

