

Property Details



TERSONS *the voice of experience*



£250,000

41 Castle Street , Dover CT16 IPT

- **FANTASTIC OPPORTUNITY**
- **LARGE GRADE II LISTED PROPERTY**
- **COMMERCIAL OFFICE SPACE AND 2 BEDROOM MAISONETTE**
- **CHAIN FREE**
- **REAR GARDEN AND LOWER FLOOR STORAGE ROOM**
- **ENERGY RATING - TBC - Flat EPC - C (69)**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 IPT



To arrange a viewing please call **01304 246111**



FANTASTIC OPPORTUNITY TO OWN A MIXED USE GRADE II LISTED PROPERTY IN THE POPULAR CASTLE STREET. The bottom two floors offers commercial use and over the top floors is a two double bedroom maisonette and loft room. The property has great potential. There is a enclosed rear garden.

An early viewing is highly recommended on this chain free property.

This property is situated very central to the town centre and is within walking distance of the market square, St James retails park, seafront and railway station at Priory.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

GROUND FLOOR

Front door opening to communal hallway with stairs to first floor and access to maisonette.

Door to office area.

Front Office
14'7 x 9'3 (4.45m x 2.82m)

Window to front. Steps down to lower floor and steps to top office.

Top Office
15'7 x 11'7 (4.75m x 3.53m)

Door to rear access with steps down to garden area.

LOWER FLOOR

Storage Room & Kitchen Area
15'1 x 11'11 (4.60m x 3.63m)

Sink unit and cupboards. Storage space. Further cupboard containing the electric meter and consumer board.

Doorway to WC. Further door to rear garden access.

WC
Low level WC and wash basin.

FIRST FLOOR - MAISONETTE
Door to maisonette, entrance hall.

Entrance Hall
Stairs to top floor. Under stairs storage cupboard. Doors to lounge and kitchen.

Lounge
13'1 x 12'7 (3.99m x 3.84m)
Bay window to front. Radiator.

Kitchen
10'2 x 7'2 (3.10m x 2.18m)
Fitted with a range of worktop base and wall units. Wall mounted boiler, supplying the heating

for the maisonette. Window to rear. Space for washing machine, fridge and cooker. Door to shower room.

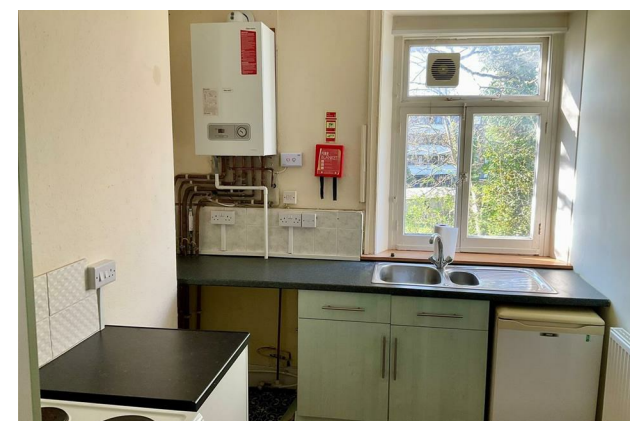
Shower Room
Corner shower cubicle. Low level WC and wash basin. Radiator.

TOP FLOOR
Landing - Storage cupboard. Doors to bedrooms and door to stairs leading to loft room.

Bedroom 1
13'5 x 10'2 (4.09m x 3.10m)
Double glazed window to rear. Radiator.

Bedroom 2
11'9 x 9'3 (3.58m x 2.82m)
Secondary glazed window to front, Radiator.

Loft Room
11'4 x 8'8 (3.45m x 2.64m)



Energy Rating - Offices - TBC - Maisonette - C (69)

Council Tax - Maisonette - Band B

Viewing
Strictly by arrangement with the agents, Tersons
01304 246111
www.tersons.com



www.tersons.com



www.tersons.com