



Price
£170,000

Freehold

3x  1x  1x 

**Clarendon Place, Dover,
Kent, CT17**

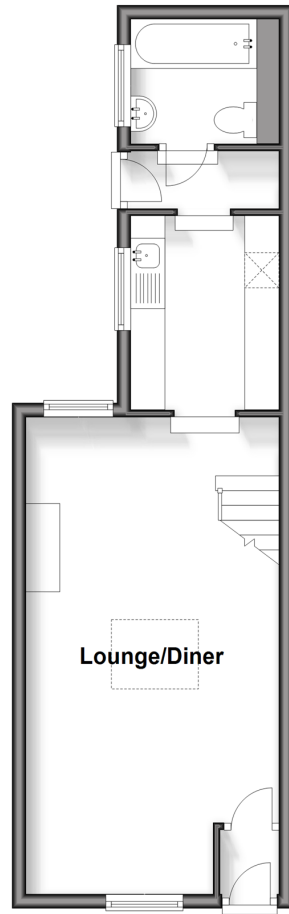
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

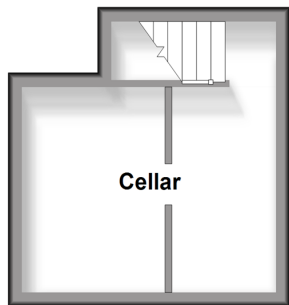
Split Level Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



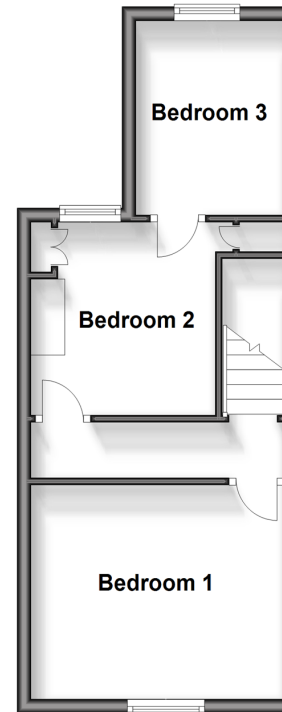
Basement

Approx. 13.0 sq. metres (140.0 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Lobby
Lounge/Diner : 23'3 x 12'1 (7.09m x 3.69m)
Kitchen: 9'6 x 7'1 (2.90m x 2.16m)
Inner Hall
Bathroom: 5'8 x 5'3 (1.73m x 1.60m)

BASEMENT

Cellar

FIRST FLOOR

Landing
Bedroom 1: 12'2 x 9'9 (3.71m x 2.97m)
Bedroom 2 : 9'8 x 8'7 (2.95m x 2.62m)
Bedroom 3: 8'9 x 7'0 (2.67m x 2.14m)

OUTSIDE

Rear Garden



Main features

- **Period property**
- **Good size garden, ideal space for kids to burn of energy**
- **Ideal first-time purchase or buy to let opportunity**
- **No onward chain complications**
- **Close to Dover Priory railway station with high-speed rail link to London**



Nearest Schools

Primary Schools: Vale View Community School 0.7 miles, St Richard's Catholic Primary 0.9 miles, St Martin's School 1.0 miles
Secondary Schools: Dover College 0.5 miles, Astor College for the Arts 1.0 miles, Harbour School 1.1 miles.



Transport Information

Train Stations: Dover Priory 0.3 miles, Kearsney 2.7 miles, Martin Mill 5.1 miles



Address

Clarendon Place, Dover, Kent, CT17



Directions

For directions to this property please contact us.



Call Dover Branch 01304 214876 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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