



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£175,000

Freehold

2x 1x 2x

**Clarendon Street, Dover,
Kent, CT17**

Wards
Helping you move forwards



Main features

- **Ideal family home, arranged over three floors**
- **Enclosed low maintenance rear garden**
- **Garage to the rear, ideal for a motorbike**
- **Close to Dover Priory railway station with high speed links to London**
- **Close to Dover town and schools**

Accommodation

GROUND FLOOR

Dining Area : 12'1 x 9'7 (3.69m x 2.92m)
Bathroom: 11'0 x 5'9 (3.36m x 1.75m)

LOWER GROUND FLOOR

Lounge : 12'2 x 12'1 (3.71m x 3.69m)
Kitchen : 12'1 x 9'8 (3.69m x 2.95m)

FIRST FLOOR

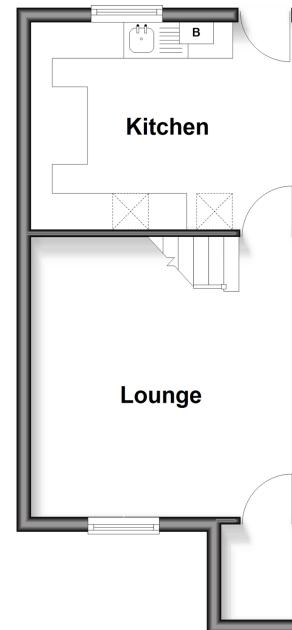
Landing
Bedroom 1 : 12'1 x 9'6 (3.69m x 2.90m)
Bedroom 2 : 12'11 x 9'9 (3.94m x 2.97m)

OUTSIDE

Rear Garden
Garage

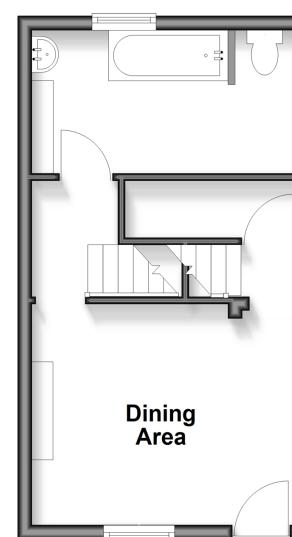
Lower Ground Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



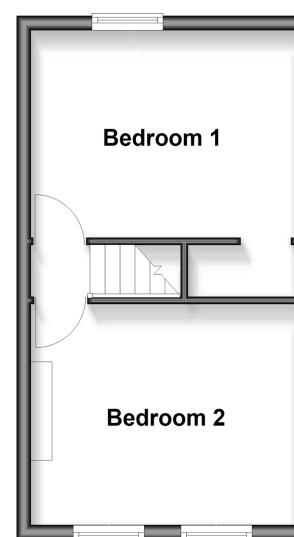
Ground Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



Call Dover - 01304 214876 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING:  CURRENT: C(72) POTENTIAL: B(83)



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