



Plot 1 / 12A Primrose Road, Dover
£330,000



Plot 1, 12A Primrose Road

The ground floor consists of an open plan kitchen diner which includes Howden kitchens with soft closing cupboard doors, Bosch oven, Bosch electric hob, integrated Lamona fridge/freezer, dishwasher and washing machine. Off the diner area are patio doors leading out to the Southeast facing gardens, there is rear access straight into the outside space too. Off the hallway sits a W/C and a good sized handy storage cupboard.

The first floor consists of a generous sized living space, a double bedroom, and the family bathroom.

On the second floor sits two double bedrooms, one benefiting from an en-suite.

These fantastic new homes are being built by a local reputable developer, who we have sold numerous developments for and are a pleasure to work with.

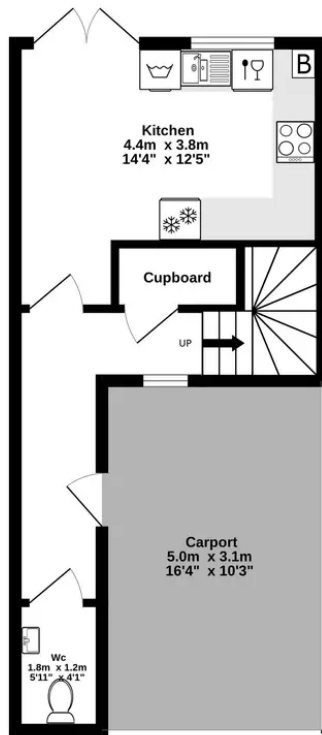
Each home includes an Advantage 10 year warranty, a carport for one car and installed infrastructure for an electric charging point. Glow Worm combi boiler, LVT flooring to the ground floor and bathrooms, with the first and second floor being carpeted throughout. All bathrooms include vanity units and chrome towel rails.

- Primrose Road
- Brand New Development
- 4 x Three Bedroom Townhouses
- Carport
- Advantage 10 Year Warranty
- Integrated Kitchen Appliances
- Plots 1 & 2 Ready For Occupation

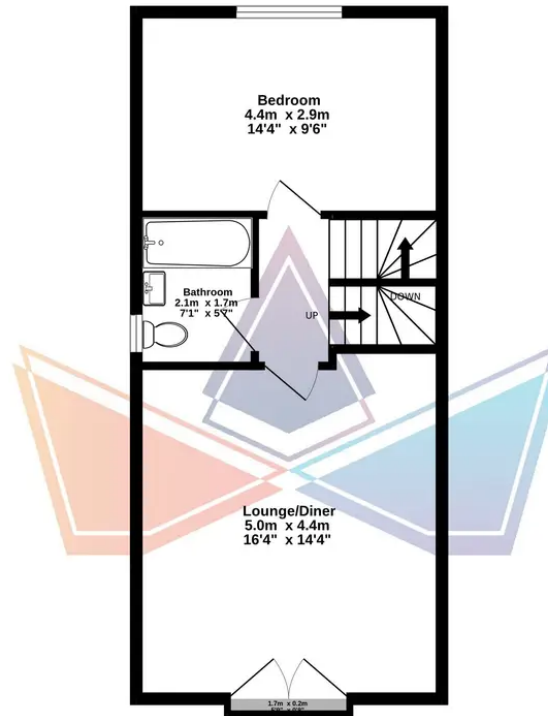




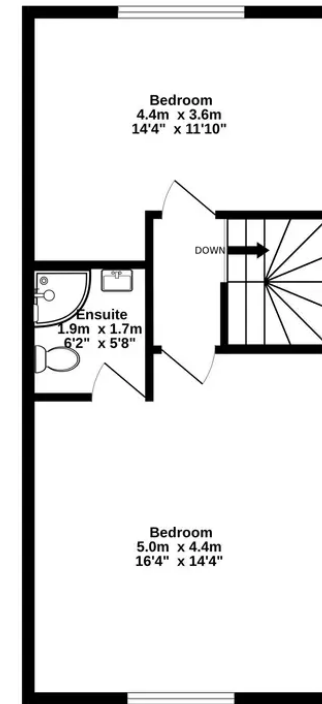
GROUND FLOOR
27.1 sq.m. (292 sq.ft.) approx.



1ST FLOOR
42.6 sq.m. (459 sq.ft.) approx.



2ND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA : 112.4 sq.m. (1210 sq.ft.) approx.

The total floor area displayed above does not include any areas highlighted in grey. If present please refer to each highlighted grey section to view its respective area. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](https://www.milesandbarr.co.uk/referral-fee-disclosure)