Dover Branch:
T: 01304 206666

Deal Branch:
T: 01304 365454

Folkestone Branch:
T: 01303 210777

thomas & partners
Your Local Independent Agent

Herne Bay Branch:
T: 01227 360226

Thanet Branch:
T: 01843 210111

Out of hours:
T: 07970 059561

Asking price of £175,000
Clarendon Street, Dover, CT17



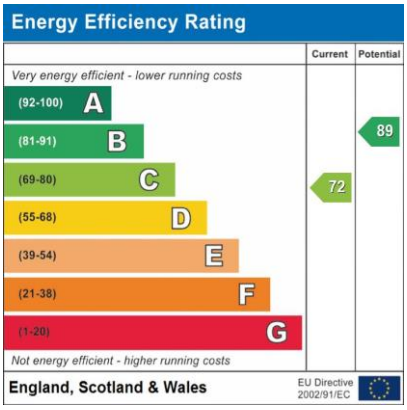
- Investment/Landlord Purchase
- Tenants in Situ
- Three Double Bedrooms
- Arranged Over Three Floors
- Kitchen with Dining Area
- Bay Fronted Living Room
- Ground Floor Bathroom
- Free On Street Parking
- Close to Local Amenities

BEING SOLD WITH TENANTS IN SITU
Located within a popular residential area, this three bedroom family home is available with tenants in situ. Arranged over three floors, the property offers a bay fronted living room and family bathroom on the ground floor. To the first floor, there are two double bedrooms. There is a further basement level which comprises the modern kitchen with dining area and the master bedroom. Situated close to the centre of Dover with its range of amenities including shopping, educational and recreational facilities

together with the Docks and seafront offering regular ferry crossings to The Continent and within easy access of the St James' Retail Park. The property has a nearby bus stop on a main bus route and there are several primary and secondary schools are dotted around the town. The nearby A2 dual carriageway offers a fast connection to the Cathedral City of Canterbury. Dover Priory mainline railway station offers excellent fast speed connections to the capital.

Clarendon Street, Dover, CT17

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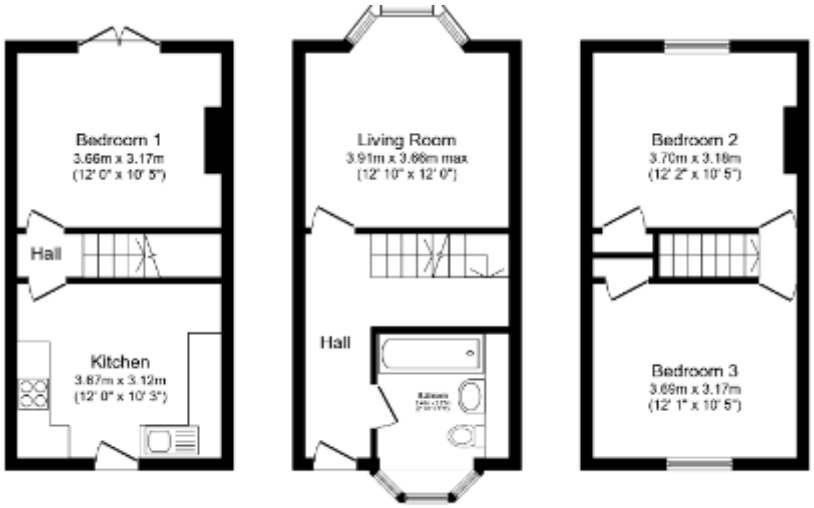








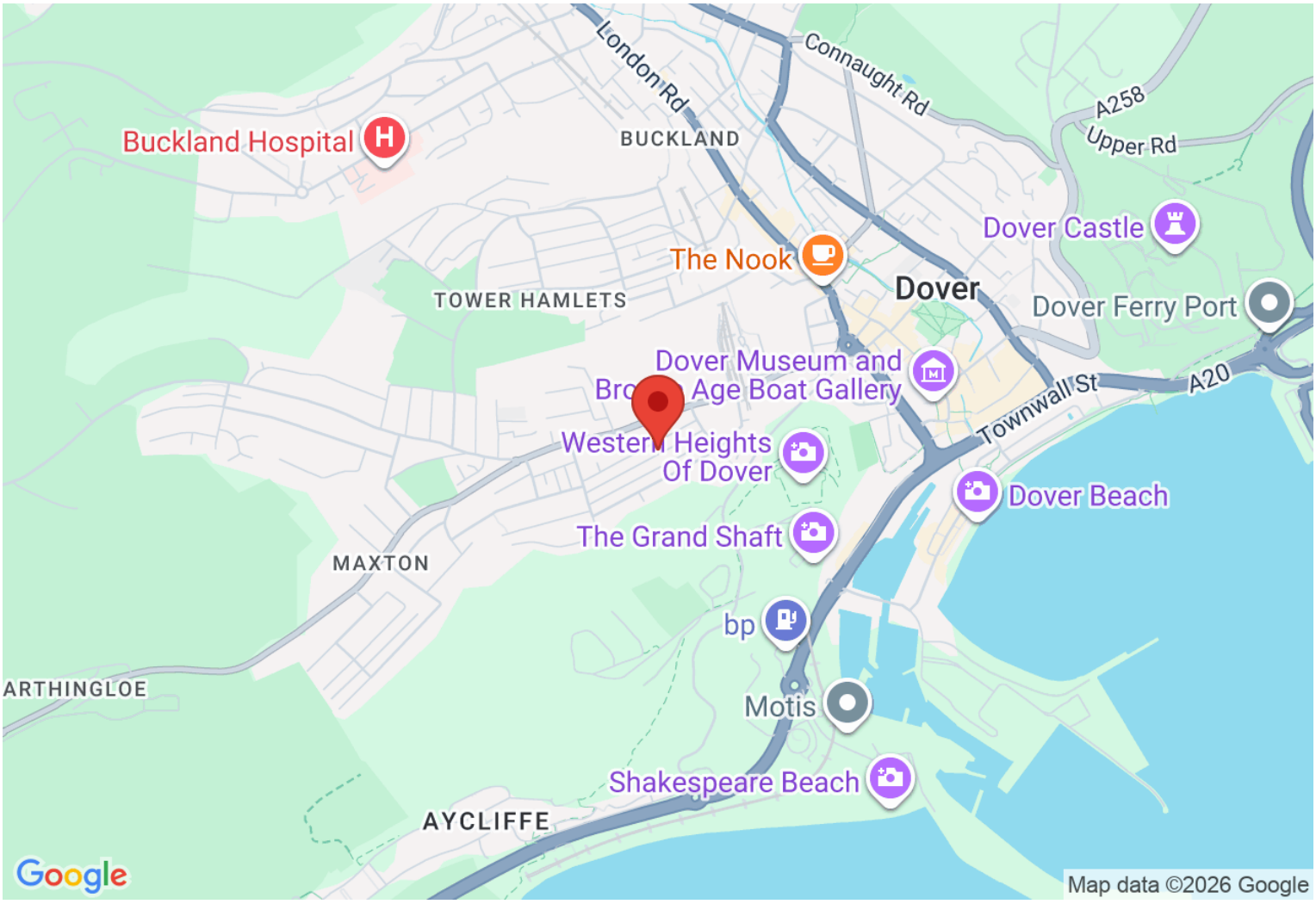




Lower Ground Floor | Ground Floor | Second Floor

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS THOMAS AND PARTNERS
10 Victoria Rd,Deal,Kent,CT14 7AP T: 01304 365454 E: enquiries@tapestates.com W: www.tapestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THOMAS AND PARTNERS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
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Written quotations available on request. All loans secured on property. Life assurance is usually required.