



Guide Price
£200,000

Freehold

3x  1x  1x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sought after location of Dover
- Off road parking to the rear
- Ideal first time buy or buy to let investment.
- Chain free, meaning you could be in sooner than you think
- Close proximity to town and Dover Marina

Accommodation

GROUND FLOOR

Lounge : 13'4 x 12'1 (4.07m x 3.69m)
 Bathroom: 12'2 x 9'10 (3.71m x 3.00m)

BASEMENT

Dining Room: 12'0 x 10'6 (3.66m x 3.20m)
 Kitchen: 11'11 x 10'2 (3.63m x 3.10m)

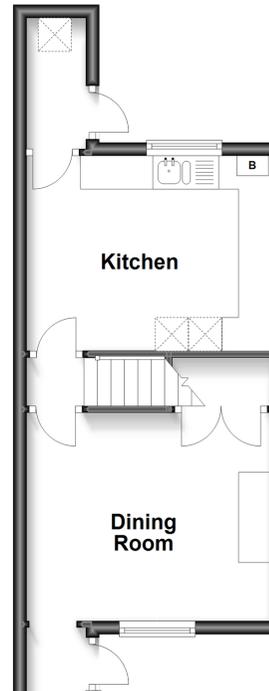
FIRST FLOOR

Landing
 Bedroom 1 : 12'2 x 9'11 (3.71m x 3.02m)
 Bedroom 2 : 12'2 x 10'6 (3.71m x 3.20m)

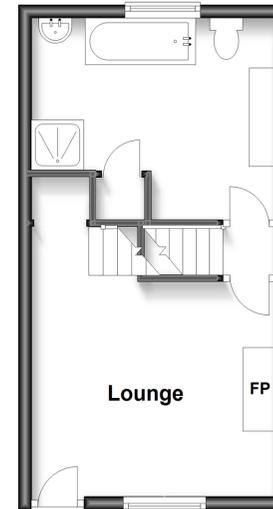
OUTSIDE

Rear Garden
 Off Road Parking To The Rear

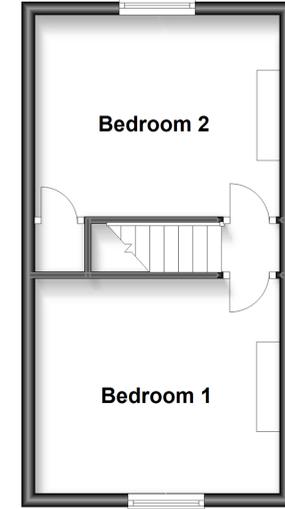
Basement
 Approx. 29.1 sq. metres (312.9 sq. feet)



Ground Floor
 Approx. 26.6 sq. metres (286.8 sq. feet)



First Floor
 Approx. 26.6 sq. metres (286.8 sq. feet)



Call Dover - 01304 214876 ■ wardsokent.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 59% less, by purchasing a Lifetime Lease.

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



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