



**Price**  
**£190,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards



**Lower Ground Floor**  
Approx. 29.1 sq. metres (312.8 sq. feet)

## Main features

- **Immaculately presented throughout**
- **Ready made first time buy or buy to let with no work required**
- **Popular location, close to schools & shops**
- **Also close to Dover Priory railway station with its fast links to London**
- **Off street parking to the rear & garden**

## Accommodation

### LOWER GROUND FLOOR

Downstairs Cloakroom  
Dining Room : 12'8 x 12'1 (3.86m x 3.69m)  
Kitchen : 12'1 x 10'2 (3.69m x 3.10m)

### GROUND FLOOR

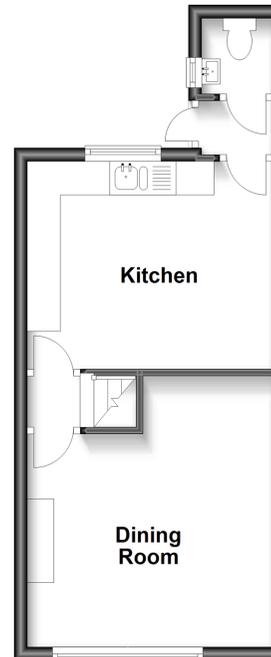
Bedroom 3 : 10'3 x 7'5 (3.13m x 2.26m)  
Lounge : 12'1 x 10'3 (3.69m x 3.13m)  
Bathroom : 10'3 x 5'1 (3.13m x 1.55m)

### FIRST FLOOR

Landing  
Bedroom 1 : 12'1 x 10'3 (3.69m x 3.13m)  
Bedroom 2 : 12'1 x 10'2 (3.69m x 3.10m)

### OUTSIDE

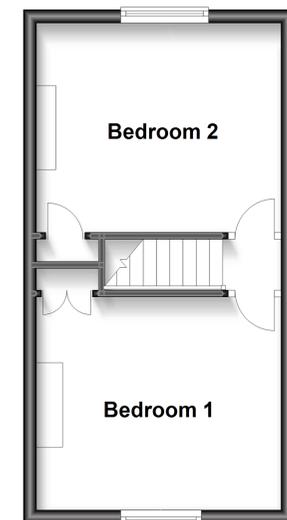
Front Garden  
Rear Garden  
Off Road Parking



**Ground Floor**  
Approx. 21.5 sq. metres (231.4 sq. feet)



**First Floor**  
Approx. 26.9 sq. metres (289.1 sq. feet)



**Call Dover - 01304 214876 ■ [wardsofkent.co.uk](http://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 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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