



**Guide Price**  
**£210,000**

**Freehold**

2x  1x  2x 

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

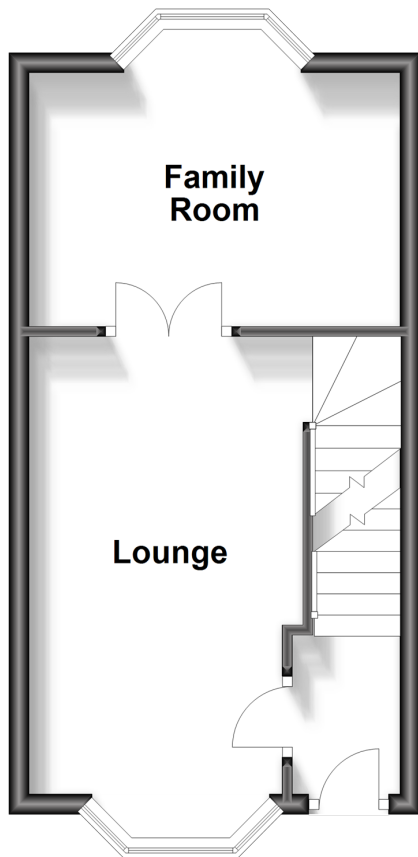
**OVER 60?**

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

*Wards*  
Helping you move forwards

## Upper Ground Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



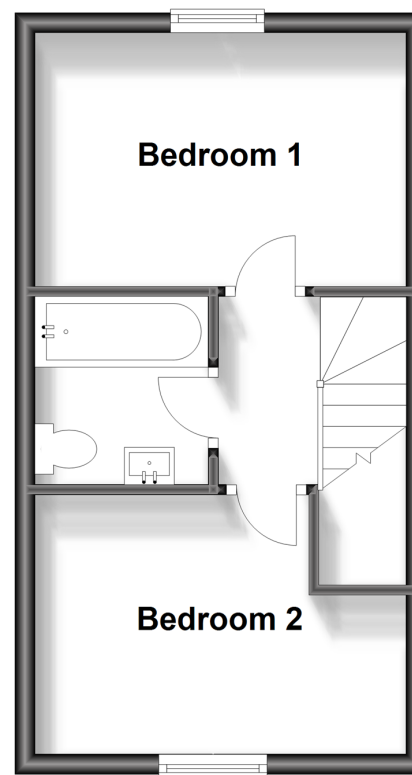
## Lower Ground Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



## Accommodation

### UPPER GROUND FLOOR

Entrance Hallway

Lounge : 17'3 x 8'9 (5.26m x 2.67m)

Family Room : 12'2 x 11'2 (3.71m x 3.41m)

### LOWER GROUND FLOOR

Kitchen/Diner : 23'5 x 12'2 (7.14m x 3.71m)

Downstairs Cloakroom

### FIRST FLOOR

Landing

Bathroom

Bedroom 1 : 12'2 x 8'4 (3.71m x 2.54m)

Bedroom 2 : 12'2 x 8'4 (3.71m x 2.54m)

### OUTSIDE

Rear Garden

Shed





## Main features

- Chain-free terraced house
- Lots of space, spread over 3 floors, plus enormous loft space above
- Newly replumbed, rewired and totally refurbished throughout
- New kitchen, new bathrooms, new carpets and underfloor heating installed
- An entirely new house from top to bottom - close to shops and schools and train station



### Nearest Schools

Primary Schools: Vale View Community School 0.4 miles, St Martin's School 0.7 miles, Barton Junior School 0.8 miles  
Secondary: Dover College 0.6 miles, Astor College for the Arts 0.7 miles, Dover Grammar School for Boys 0.9 miles.



### Transport Information

Train Stations: Dover Priory 0.5 miles, Kearsney 2.8 miles, Martin Mill 5.2 miles



### Address

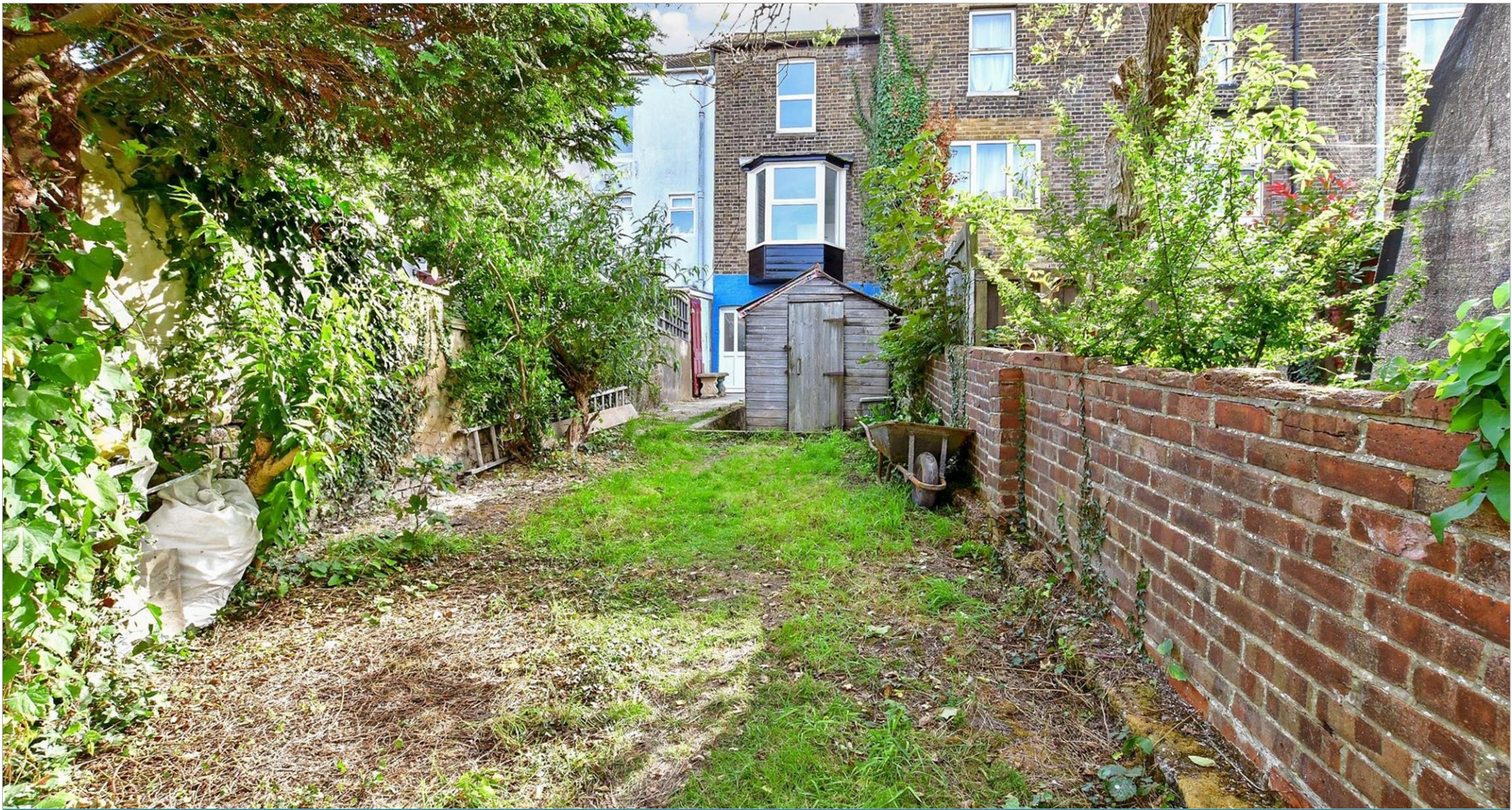
Clarendon Street, Dover, Kent, CT17



### Directions

For directions to this property please contact us.





Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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