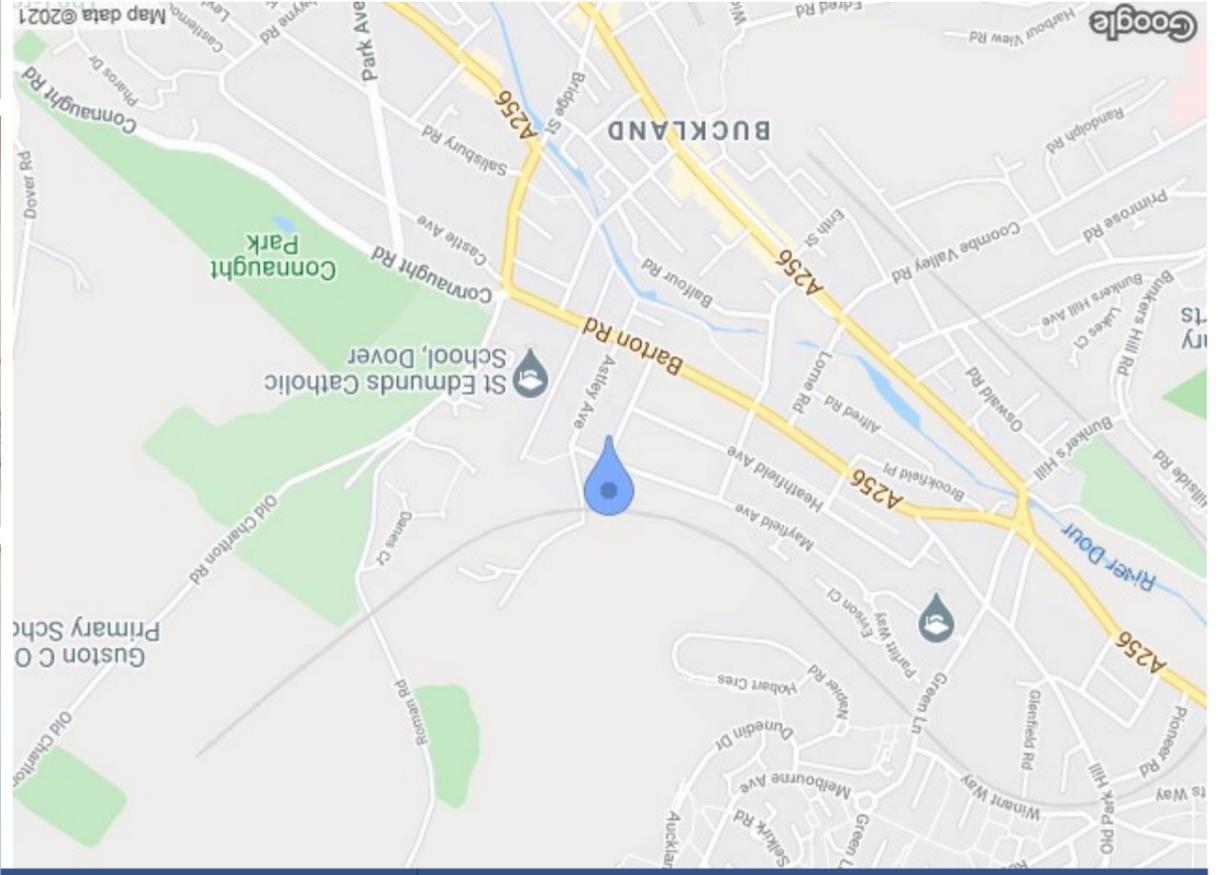


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



| England & Wales | |
|--|--------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (127 plus) |
| Energy efficient | B (81-121) |
| Decent | C (61-80) |
| Below average | D (41-60) |
| Average | E (21-40) |
| Below average | F (1-20) |
| Very energy inefficient - higher running costs | G (1-20) |

Energy Efficiency Rating: 64



DOVER
44 NIGHTINGALE ROAD

miles & barr
YOUR PROPERTY AGENT

4 High Street, Dover, Kent, CT16 1DJ
t: 01304 202111 e: dover@milesandbarr.co.uk

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The Property Ombudsman



44 NIGHTINGALE ROAD
DOVER

OFFERS IN EXCESS OF £210,000

- No forward chain
- Three bed period property
- Original features inc cornice, fire place and coving
- HIVE home system
- Two garden sheds
- Ideal family home
- Close to supermarkets
- Town centre near by
- Double glazing

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders.

Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

ABOUT

NO FORWARD CHAIN, MUST VIEW THREE BEDROOM FAMILY HOME.

Miles and Barr are pleased to market this well presented family home in a sought after road in the Buckland area of town, located in a good catchment area for local schools.

The accommodation comprises of an entrance hall, a living room with a bay window and fireplace. You then enter into the fitted kitchen which leads through to a rear lobby area that takes you to the family bathroom. As you enter the garden there is patio which leads you onto a grass area which is laid to lawn and a garden shed.

On the first floor there are three bedrooms making this an ideal home for any family.

Nightingale Road is situated in a popular and sought after area of Dover, Within walking distance from the Town centre and local schools.

Please call Miles & Barr on 01304 202 111 to arrange your viewing.

DESCRIPTION

Entrance

Lounge 13' x 10'10 (3.96m x 3.30m)

Kitchen 11'7 x 11'5 (3.53m x 3.48m)

Rear lobby 8'10 x 3'7 (2.69m x 1.09m)

Bathroom 8'8 x 7'10 (2.64m x 2.39m)

Landing

Bedroom one 11'10 x 9' (3.61m x 2.74m)

Bedroom two 11'8 x 8'11 (3.56m x 2.72m)

Bedroom three 14'1 x 11'3 (4.29m x 3.43m)

External

Rear garden 35' approx (10.67m approx)

