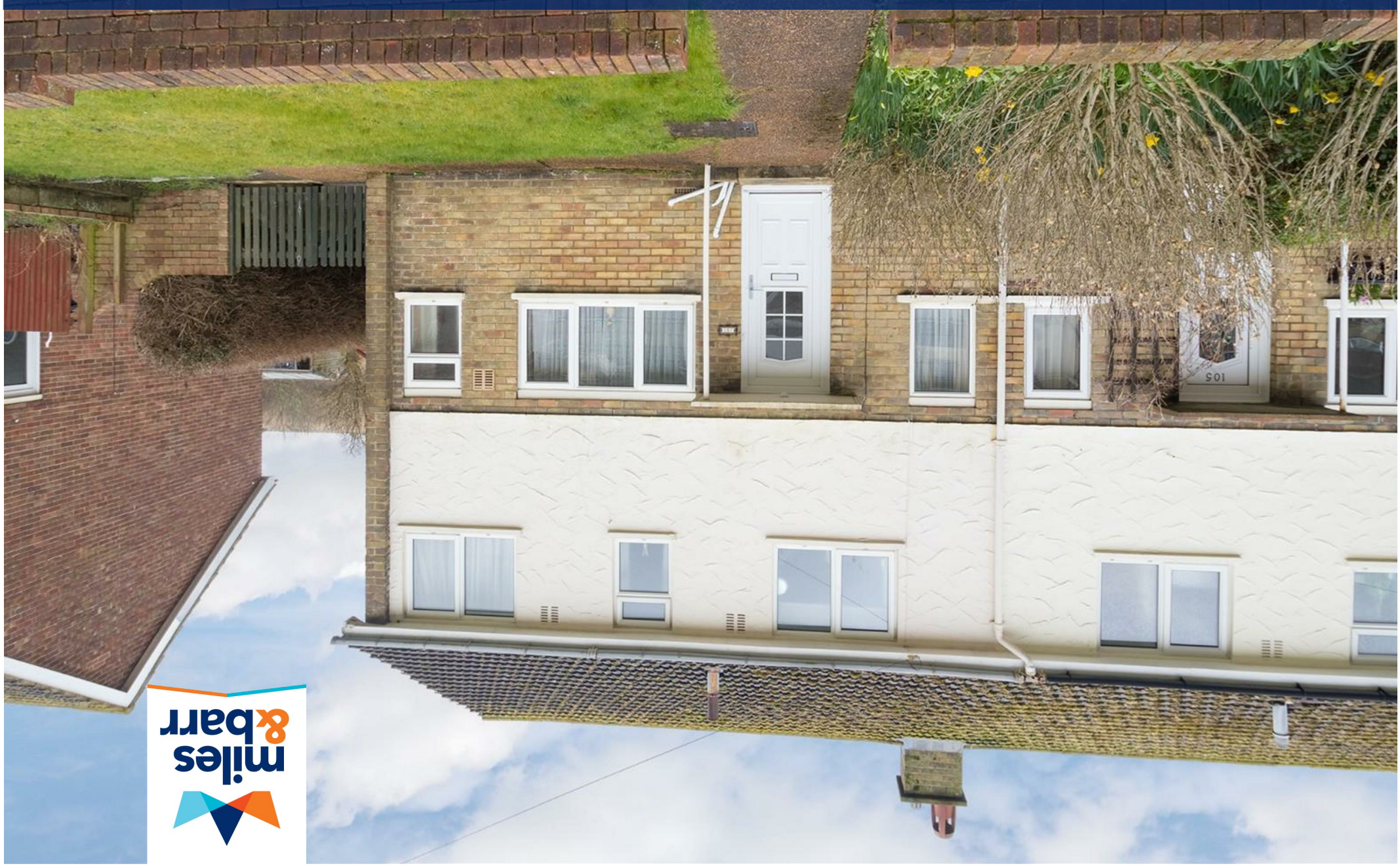
107 OLD FOLKESTONE ROAD
DOVER

£220,000



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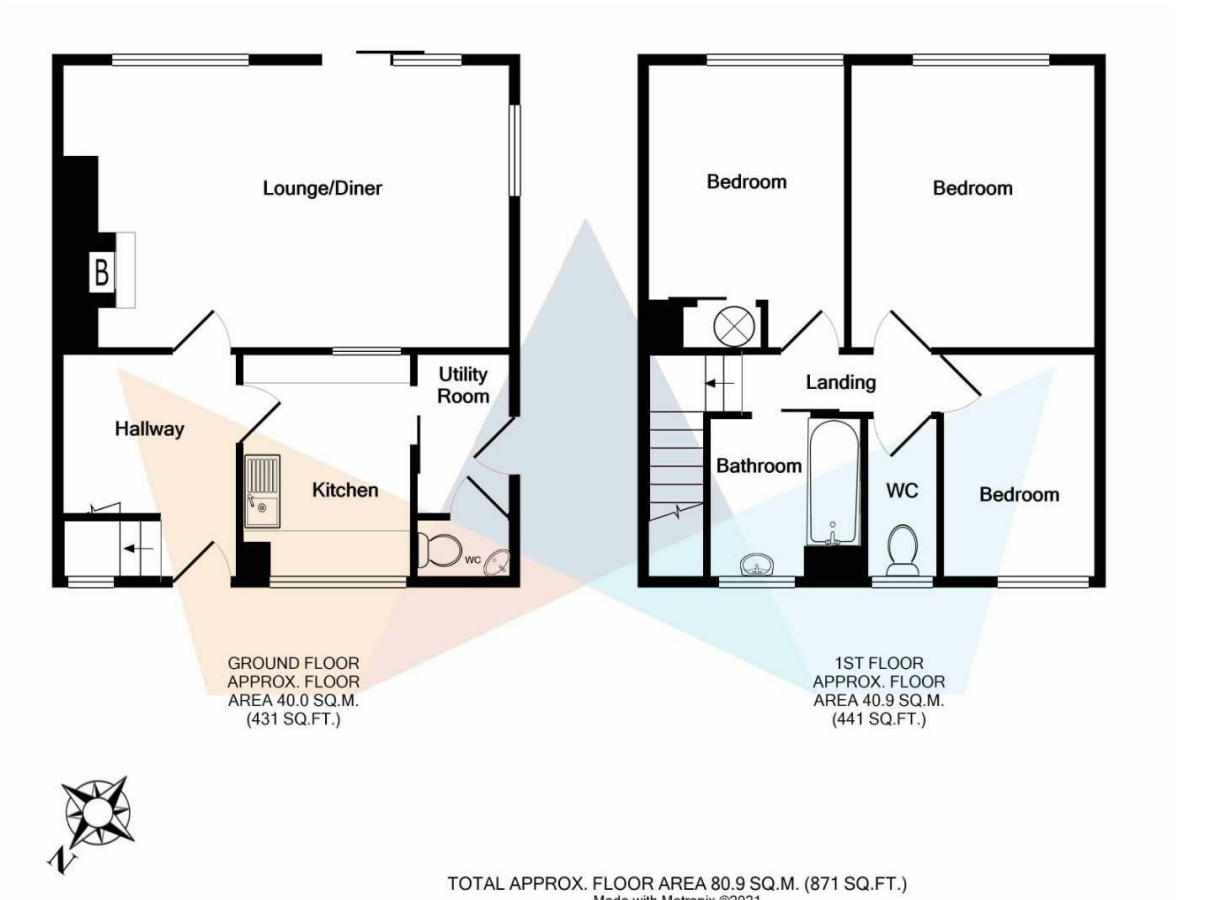

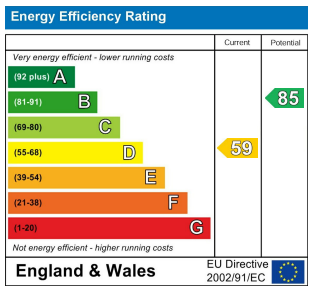

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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. 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

- Three Double Bedrooms
- Semi Detached Family Home
- Popular Location
- Massive Rear Garden
- Ideal Family Home
- Great Transport Links

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 2017, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops will be 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

Miles and Barr are delighted to offer this incredibly deceptive three bedroom family home to the market in the popular area of Aycliffe.

In need of some modernisation throughout this property boasts tons of potential. Offering three great sized double bedrooms and a family bathroom upstairs its perfect for a growing family.

Downstairs on the ground floor there is a large entrance hallway leading through to an open plan living and dining room overlooking the massive rear garden and kitchen area.

The property has side access to the rear and the rear garden is a great size and laid mostly to lawn.

DESCRIPTION

FIRST FLOOR

Entrance Hallway

Living / Dining Room 18'0 x 12'8 (5.49m x 3.86m)

Kitchen 9'11 x 7'5 (3.02m x 2.26m)

Utility Area

WC

FIRST FLOOR

Bedroom One 12'8 x 10'8 (3.86m x 3.25m)

Bedroom Two 11'0 x 8'6 (3.35m x 2.59m)

Bedroom Three 9'10 x 6'11 (3.00m x 2.11m)

Family Bathroom

OUTSIDE

Rear Garden