



42 Clarendon Road, Dover  
£230,000

# 42 Clarendon Road

Dover, Dover

IDEAL FAMILY HOME IN CENTRAL LOCATION AND CLOSE TO THE TRAIN STATION! Miles & Barr are pleased to offer this attractive three bedroom semi detached home to the market. The accommodation is spacious and versatile and would make a great family home. For further information or to arrange your viewing call Miles & Barr.

Council Tax band: B

Tenure: Freehold

- Central Location
- Spacious
- Three Bedrooms
- Close To Station





### Living Area

Dimensions: 4.14m x 3.68m (13'7 x 12'1).

### Lounge

Dimensions: 3.73m x 2.59m (12'3 x 8'6).

### Kitchen

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

### Bathroom One

Dimensions: 2.41m x 1.60m (7'11 x 5'3).

### Conservatory

Dimensions: 5.31m x 3.28m (17'5 x 10'9).

### Bedroom One

Dimensions: 4.27m x 3.81m (14'0 x 12'6).

### Bedroom Two

Dimensions: 3.73m x 2.74m (12'3 x 9'0).

### Bathroom Two

Dimensions: 2.84m x 2.18m (9'4 x 7'2).

### Bedroom Three

Dimensions: 4.34m x 3.45m (14'3 x 11'4).



BASEMENT  
11.1 sq.m. (119 sq.ft.) approx.

GROUND FLOOR  
59.9 sq.m. (646 sq.ft.) approx.

1ST FLOOR  
37.2 sq.m. (401 sq.ft.) approx.

2ND FLOOR  
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA : 131.5 sq.m. (1416 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles and Barr

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