



98 Hillside Road, Dover  
£220,000



# 98 Hillside Road

Dover, Dover

Check out this Two Bedroom Mid-Terrace Home. On the ground floor the property benefits a great reception room that the current owner uses as a Home Office, However other people in the street have turned this into a 3rd Bedroom! The hallway gives access through to a large family bathroom. Downstairs you will find a great sized bright living room and a modern kitchen & utility area with access out to the rear garden, which is mainly laid to lawn & has a great decked area to the rear perfect for summer months, entertaining friends and family. The second floor is where you will find bedrooms one & two which are both fantastic sized doubles! This is a property you will not want to miss and if you are looking to just move straight in without the hassle of having to put in a new kitchen etc this is most definitely the one for you!

Council Tax band: B

Tenure: Freehold

- Two Double Bedroom House
- Fantastic Location
- Modern Kitchen
- Great Sized Garden
- Two Receptions







## Ground Floor

### Entrance Hall

### Reception Room Two

Dimensions: 3.48m x 2.84m (11'5" x 9'4").

### Family Bathroom

Dimensions: 2.51m x 2.13m 3.05m (8'3" x 7' 10").

## Lower Ground Floor

### Kitchen

Dimensions: 3.15m x 2.44m (10'4" x 8'0").

### Lounge

Dimensions: 3.30m x 3.28m (10'10" x 10'9").

### Utility

Dimensions: 1.65m x 1.27m (5'5" x 4'2").

## First Floor

### Bedroom One

Dimensions: 3.56m x 3.51m (11'8" x 11'6").

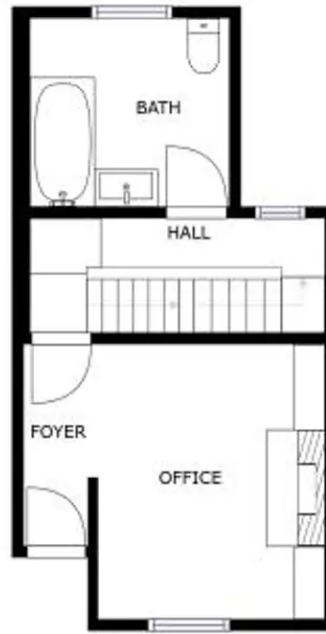
### Bedroom Two

Dimensions: 3.10m x 2.57m (10'2" x 8'5").

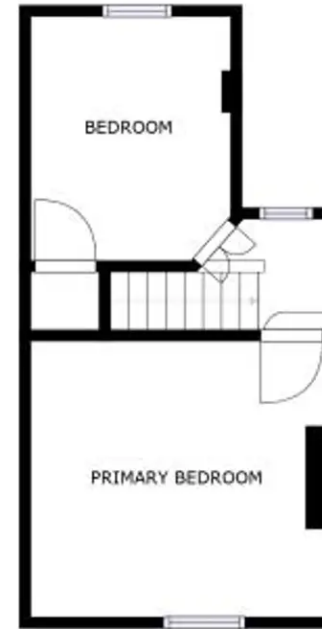




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 267 sq. ft, FLOOR 2: 270 sq. ft  
 FLOOR 3: 277 sq. ft, EXCLUDED AREAS:  
 PATIO: 151 sq. ft  
 TOTAL: 813 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)