



30 Barton Road, Dover
£270,000

30 Barton Road

Dover, Dover

MUST BE VIEWED!! Miles and Barr are delighted to present to the market this beautifully presented family home located just a short walk from the town centre and the local schools. Over the years the property has been significantly enhanced by the current owners following a comprehensive loft extension, resulting in flexible accommodation and a great entertaining space. There is a welcoming hall, which leads into a full-length lounge/diner measuring in excess of 20ft which serves as a central hub for the modern family lifestyle. This light and airy room also has a feature fireplace and quality engineered oak wood flooring. There is also an adjoining kitchen with utility room area. Upstairs, to the first floor are three generous bedrooms and a quality family bathroom suite with a further two bedrooms in the converted loft. Although currently laid out as a five bedroom house, the property could be used in a number of ways, and with a generous sized garden with rear access, entered either by the utility, or the patio doors in the lounge, out onto with raised patio and lawned areas this property absolutely must be seen.

Council Tax band: C

Tenure: Freehold

- Five bedrooms
- Rear garden
- Open plan Lounge/Diner
- Walking distance from town
- Bus route nearby
- Close to local schools
- Well presented family home





Internal

Ground Floor

Porch

8' 4" x 4' 3" (2.54m x 1.3m)

Lounge

11' 11" x 10' 8" (3.63m x 3.25m)

Dining Room

10' 8" x 10' 8" (3.25m x 3.25m)

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Utility Room

8' 3" x 6' 0" (2.51m x 1.83m)

First Floor

Bedroom One

11' 11" x 9' 5" (3.63m x 2.87m)

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom Three

8' 10" x 6' 9" (2.69m x 2.06m)

Bathroom

8' 11" x 5' 9" (2.72m x 1.75m)

Second Floor

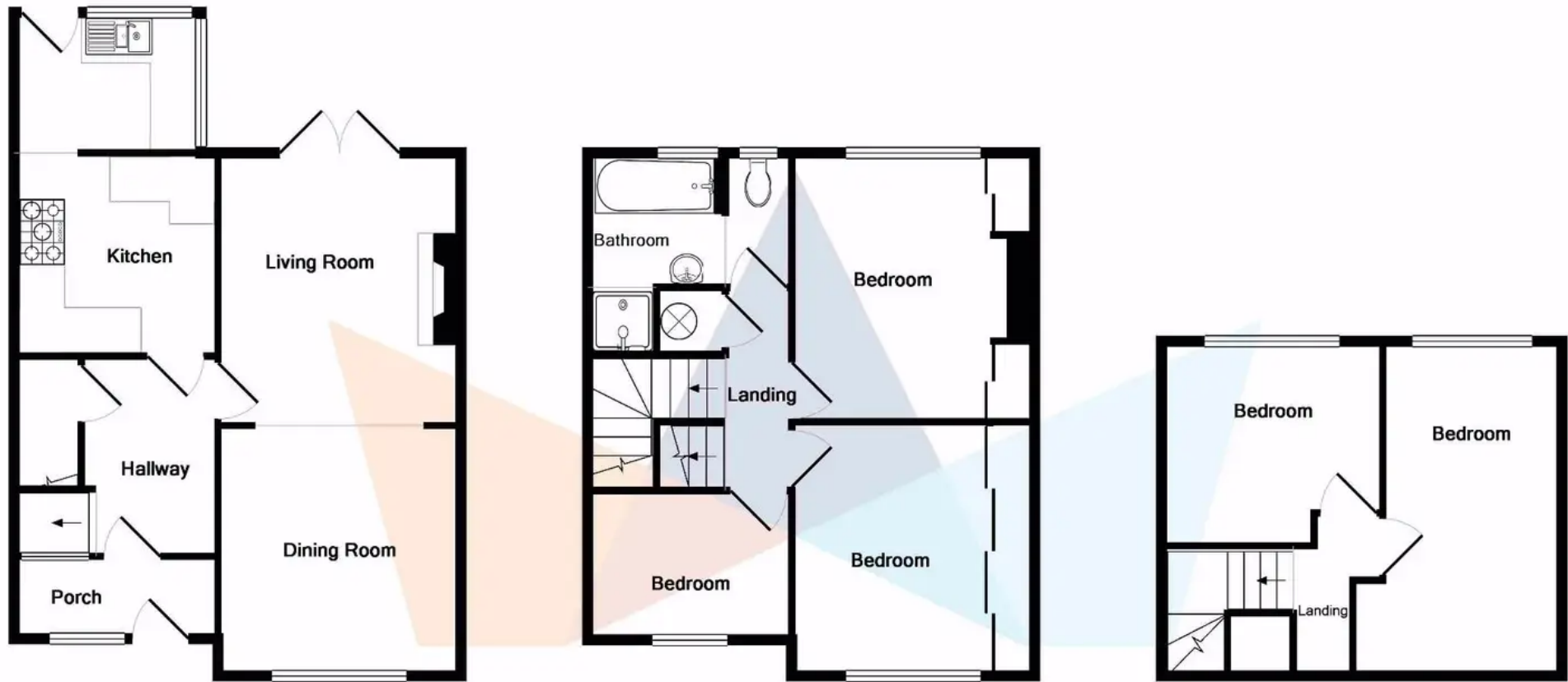
Bedroom Four

15' 7" x 7' 9" (4.75m x 2.36m)

Bedroom Five

8' 11" x 8' 7" (2.72m x 2.62m)





GROUND FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(486 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(430 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 24.0 SQ.M.
(258 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.1 SQ.M. (1174 SQ.FT.)

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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