



21 Chaucer Crescent, Dover  
£260,000



# 21 Chaucer Crescent

Dover,

Are You Looking For a three Bed Property With No Chain & No Work To Do – Kitchen/Diner, Separate Lounge, Downstairs Wc? If So This Is One You Need To View!

Situated in a quiet street, Park your car at ease on road & come on in, as you enter this beautiful family home you are greeted by a large hallway which leads through to a fantastic sized lounge complemented by large windows making this a bright room, The current sellers have recently knocked the dining room and kitchen into one installing a stunning new kitchen saving you the hassle! Downstairs you will also find a handy WC.

Upstairs Bedroom one is a fantastic size, with big windows this makes for a lovely bright room and offers plenty of space for all the usual bedroom furniture, Bedroom two is another good-sized double with built in storage space, Bedroom three is a larger than average single bedroom. The family bathroom has also recently been installed by the owners to a great spec.

Outside, you will find a large patio as well as a great sized outbuilding – perfect for entertaining family & friends in the summer months, a raised area laid to lawn. To the front you also have sloped access to make taking the bins out less of a chore.

- Chain Free
- Three Bedroom House
- Lounge
- Downstairs WC
- Modern Throughout
- Open Plan Kitchen/Diner







### Ground Floor

Leading to

### Entrance Hall

Leading to

### Lounge

13' 5" x 11' 7" (4.09m x 3.53m)

### Kitchen/Diner

19' 4" x 13' 3" (5.89m x 4.04m)

### WC

6' 3" x 3' 4" (1.91m x 1.02m)

### First Floor

Leading to

### Bedroom

13' 2" x 12' 0" (4.01m x 3.66m)

### Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

### Bedroom

12' 2" x 9' 4" (3.71m x 2.84m)

### Bedroom

7' 10" x 7' 5" (2.39m x 2.26m)





# 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)