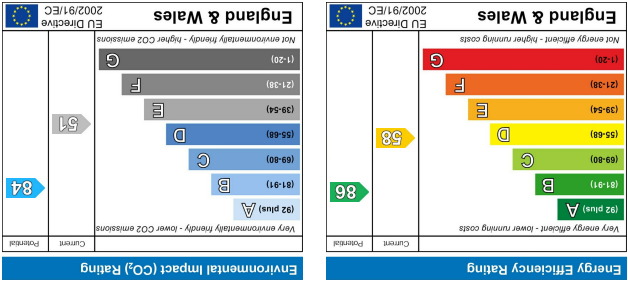


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



DOVER
12 PRIMROSE ROAD

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12 PRIMROSE ROAD
DOVER

£160,000

- Open House 2nd November
- Investment
- Tenant in situ
- Long term tenant paying £750 PCM
- Three bedrooms and a study
- 2 WC's
- Large garden
- Popular location
- Well maintained throughout

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.

ABOUT

OPEN HOUSE 24TH NOVEMEBER! FOR SALE WITH TENANTS IN SITU - This very generous size well presented, period home arranged over four levels, with three bedrooms and a study, situated in a tucked away position within a short distance of the town centre and fast link train station.

A generous amount of accommodation is on offer here that provides a very comfortable living environment in our opinion. Ideal for those seeking an investment.

The ground floor accommodation currently comprises of a lounge and a spiral staircase takes you to the upper levels and lower basement area; downstairs there is a good size kitchen with dining area and the bathroom. Upstairs on the first floor are two bedrooms with a further bedroom and study area/snug on the second floor. Outside: there is a large mainly laid to lawn private garden.

The long term tenant currently pays £750 PCM. NO CHAIN.

DESCRIPTION

- Entrance
- Lounge 22'7 x 10'3 (6.88m x 3.12m)
- Toilet
- First Floor
- Bedroom One 7 x 10'5 (2.13m x 3.18m)
- Bedroom Two 10'4 x 8'7 (3.15m x 2.62m)
- Second Floor
- Study 7'6 x 8'11 (2.29m x 2.72m)
- Bedroom Three 11 x 8'7 (3.35m x 2.62m)
- Lower Ground Floor
- Kitchen 10'3 x 15'4 (3.12m x 4.67m)
- Bathroom 6'8 x 10'1 (2.03m x 3.07m)

