



42 DICKSON ROAD
DOVER

£140,000

- Ground floor apartment
- Two double bedrooms
- Enclosed garden
- Within a no through road
- Nearing town
- Generous size throughout
- Minimal theme
- Rarely available
- Viewing is a must

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

GROUND FLOOR APARTMENT WITH PRIVATE GARDEN. Located in a no through road is this well presented generous size apartment, that will surely suit a variety of purchasers from maturing clients, investors to first time buyers.

The secure property is ideally positioned for easy access to the local amenities including the the town centre and fast link train station, which are a short distance away. It also comes fully equipped with a long lease and affordable maintenance charges.

Internally the property comprises of a hall which has doors leading into the large lounge to the front, two double bedrooms and a wetroom showeroom. there is also a quality kitchen which has access to the garden. Outside the fully enclosed private garden boasts a raised decked seating area.

DESCRIPTION

Entrance

Entrance Hall

Bedroom 11'7 x 9'8

Bedroom 11'7 x 9'5

Lounge 13'1 x 13'5

Wetroom 5'5 x 6'11

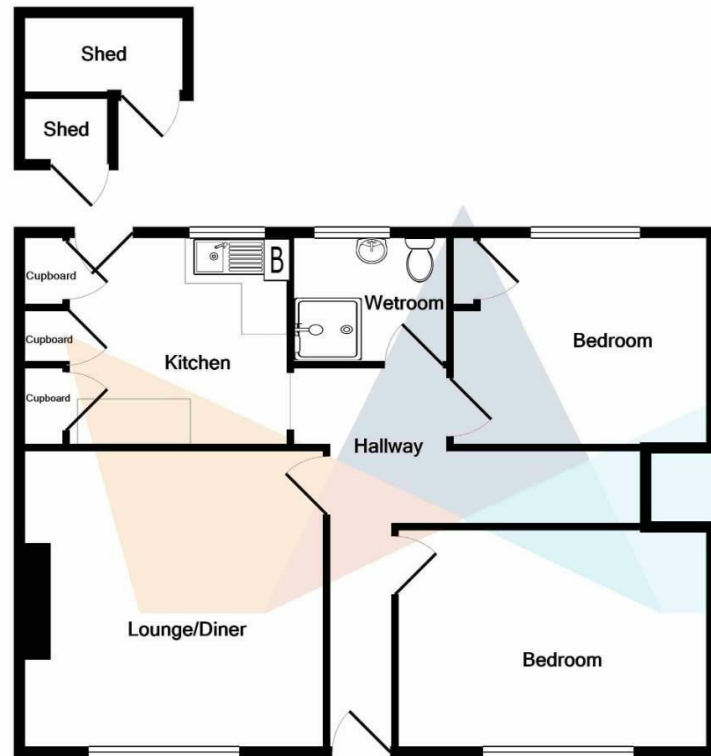
Kitchen 9'5 x 9'5

External

Rear Garden



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TOTAL APPROX. FLOOR AREA 65.5 SQ.M. (705 SQ.FT.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	75
	EU Directive 2002/91/EC	