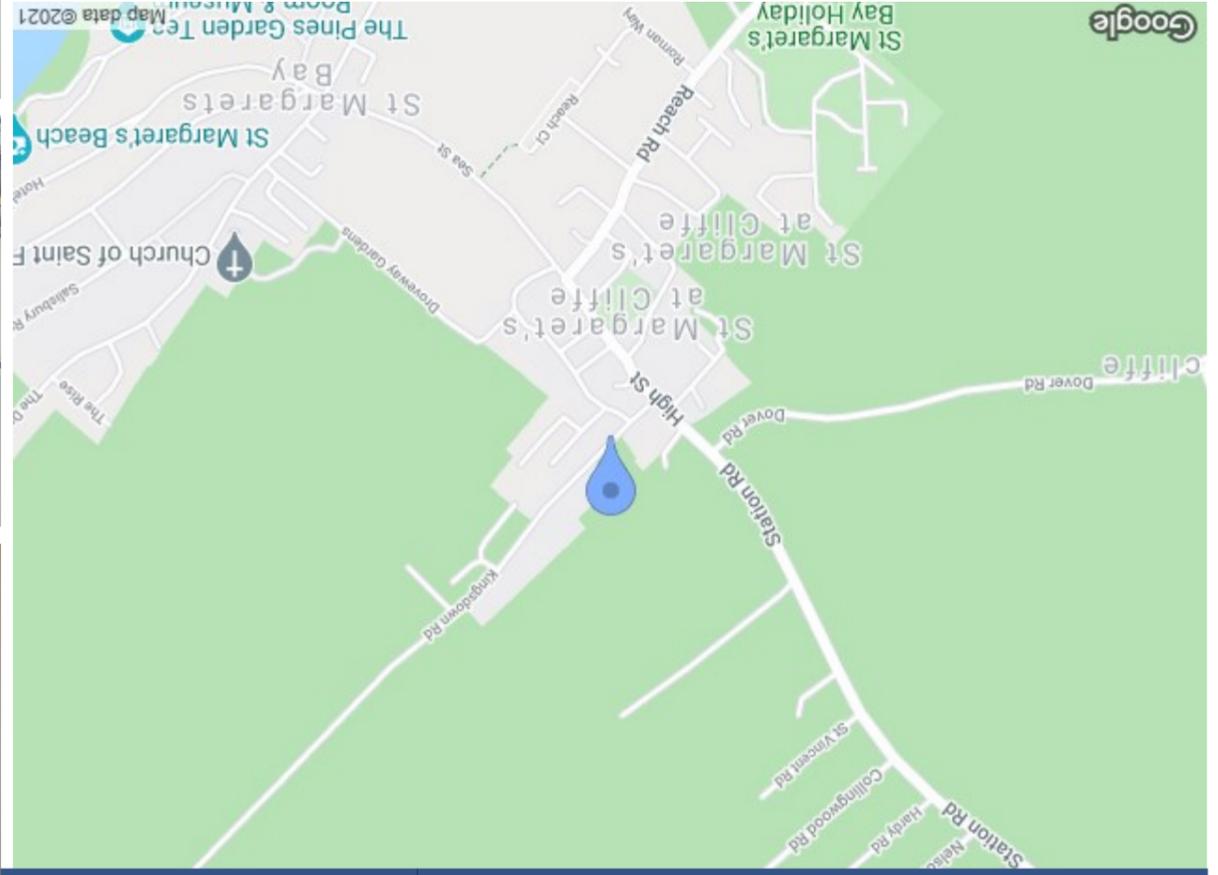


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Decent	C (69-80)
Below average	D (55-68)
Average	E (45-54)
Below average	F (21-44)
Very energy inefficient - higher running costs	G (1-20)
Current	74
Possible	87



miles & barr
YOUR PROPERTY AGENT

4 High Street, Dover, Kent, CT16 1DJ
t: 01304 202111 e: dover@milesandbarr.co.uk

PROTECTED propertymark
PROTECTED propertymark
PROTECTED propertymark
Relocation network
The Property Ombudsman

DOVER
18 KINGSDOWN ROAD



18 KINGSDOWN ROAD
DOVER

£325,000

- Stunning Location
- Two Double Bedrooms
- Great Local Amenities
- Rural Location
- Open Plan Kitchen
- Low Maintenance Garden

ABOUT

Miles and Barr are pleased to offer this attractive two bedroom semi detached home to the market.

Situated in Kingsdown Road in St. Margarets-At-Cliffe this property offers great living space with two double bedroom, one single bedroom and family bathroom upstairs. Downstairs the property has a cosy living room, downstairs w/c and open plan kitchen / dining space.

Outside the property has a courtyard rear garden which is low maintenance and private.

The property benefits from no onward chain!

LOCATION

St Margaret's-at-Cliffe is situated on the south east coast between Dover and Deal. The charming village has several local shops, a 12th century Parish church, Village Hall, Post office, a number of pubs and stunning picturesque rural scenery.

The beach at St Margaret's-at-Cliffe is famous for being the closest point to France and is consequently where most Channel swimmers begin their marathon 21-mile swim. The white chalk cliffs above the bay are said to be the first place the sun reaches each morning on mainland Britain.

DESCRIPTION

GROUND FLOOR

Entrance Hallway

Downstairs w/c

Kitchen / Dining Room 9'11 x 18'3 (3.02m x 5.56m)

Living Room 11'1 x 12'11 (3.38m x 3.94m)

FIRST FLOOR

Bedroom One 13'1 x 10'11 (3.99m x 3.33m)

Bedroom Two 11'0 x 9'9 (3.35m x 2.97m)

Bedroom Three / Study

Bathroom 5'7 x 6'11 (1.70m x 2.11m)

OUTSIDE

Courtyard Rear Garden

