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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-40)
G	(1-20)
Very energy efficient - lower running costs	
Current	74
Potential	86



DOVER  
8 BURGESS CLOSE



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**miles & barr**  
YOUR PROPERTY AGENT



8 BURGESS CLOSE  
DOVER

£350,000



- Massive Driveway
- Three Double Bedrooms
- Large Rear Garden
- Extended Living Space
- Open Plan Living
- Popular Location

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

Miles and Barr are delighted to offer this stunning extended three bedroom family home in the popular village of Whitfield.

The ground floor has been extended and offers versatile living accommodation with a large open plan living area featuring dining room, lounge and doors leading out to the sunny rear garden. Also on the ground floor their is a modern fitted kitchen and shower room along with a useful utility room.

Upstairs there are three great sized double bedrooms and a modern family bathroom. Outside the garden is spacious and private and is mostly laid to attractive patio. To the front there is off street parking for several cars.

DESCRIPTION

GROUND FLOOR

- Entrance Hallway
- Living / Dining Room
- Kitchen
- Utility Room
- Shower Room

FIRST FLOOR

- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

OUTSIDE

- Driveway
- Rear Garden

