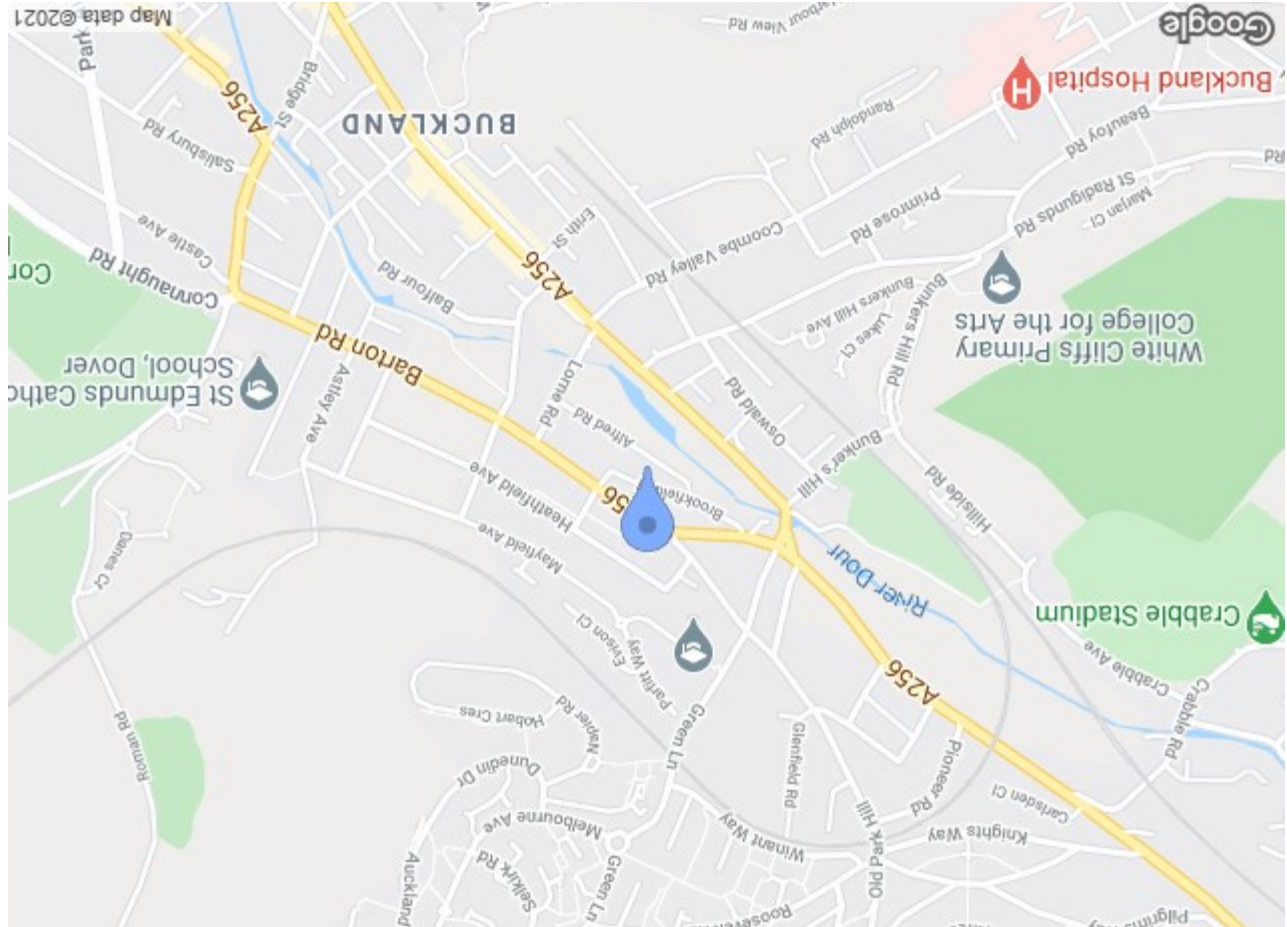


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (77 plus)
Energy efficient	B (61-91)
Decent	C (45-60)
Below average	D (29-44)
Average	E (15-28)
Below average	F (11-14)
Very energy inefficient - higher running costs	G (1-10)
Current	
Possible	



54 ALFRED ROAD
DOVER



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

miles & barr
YOUR PROPERTY AGENT



54 ALFRED ROAD
DOVER

£200,000

- Ideal Family Home
- Parking At Rear
- Great Sized Garden
- Popular Location
- Close To Local Schools
- Ideal Investment Property

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

One of the rarities in Dover is to find a terraced family house on the flat. The house nestles on a quiet no through road that is tucked away within easy reach of nearby schools and shops. This blend of a family friendly location with easy access to everything is definitely part of the attraction to this lovely home.

The property in our opinion is in need of some light modernisation, however, offers incredible amount of potential. The generous size home has living accommodation comprising of lounge kitchen/diner, three bedrooms and a recently refurbished family bathroom. The property also benefits from a conservatory.

The property has a detached garage a the rear that provides off street parking should it be required.

To arrange an appointment to view call Miles and Barr.

DESCRIPTION

- GROUND FLOOR
- Porchway
- Entrance Hallway
- Living / Dining Room 28'4 x 11'5 (8.64m x 3.48m)
- Kitchen 13'3 x 6'7 (4.04m x 2.01m)
- Conservatory 9'3 x 5'9 (2.82m x 1.75m)
- FIRST FLOOR
- Bedroom One 10'5 x 15'2 (3.18m x 4.62m)
- Bedroom Two 10'5 x 12'6 (3.18m x 3.81m)
- Bedroom Three 6'0 x 7'4 (1.83m x 2.24m)
- Family Bathroom 6'10 x 6'3 (2.08m x 1.91m)
- OUTSIDE
- Front Garden
- Rear Garden
- Garage

