



**Chaucer Crescent  
Dover  
Kent  
CT16**

**Offers in Excess of £285,000**

**bettermove**

# Chaucer Crescent

## Dover

Bettermove are proud to present this 3 bedroom semi-detached house in Dover, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is B.

The interior of this beautifully presented, and recently renovated property comprises a spacious living room, fitted kitchen/diner on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a front lawned garden, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular coastal town of Dover, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Dover Priory Train Station, a variety of local bus routes, and quick access to the A2, and the A20, leading to the M20.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

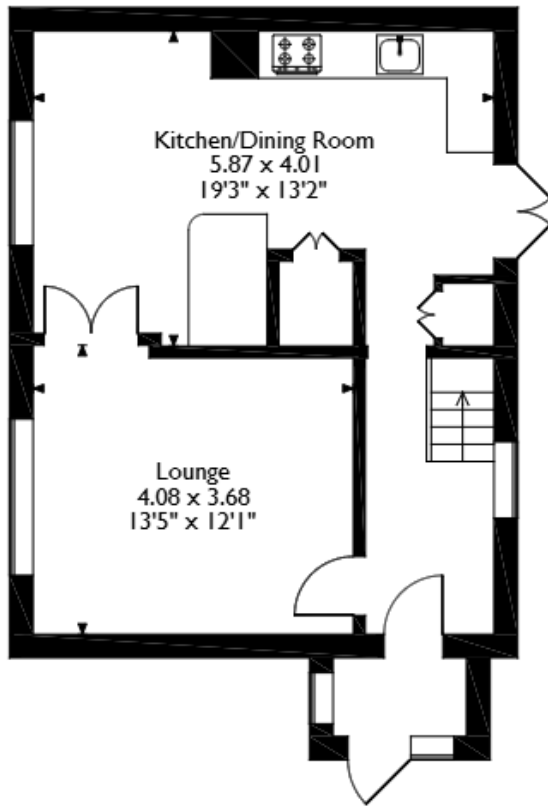




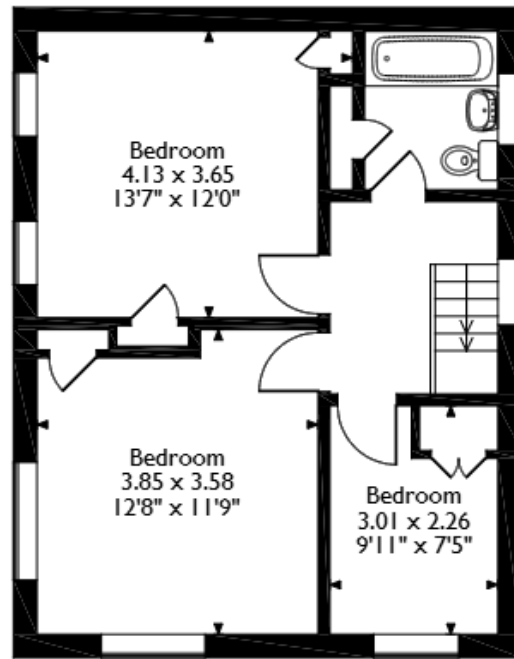
# Chaucer Crescent, Dover, Kent

## Approximate Gross Internal Area

### 90 Sq M/968 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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