



**Price**  
**£210,000**

**Freehold**

3x  1x  1x 

**Heathfield Avenue,  
Dover, Kent, CT16**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- No onward chain complications
- Close to Dover town centre, schools and shops
- Ideal for first time buyers or investors
- Close to Dover Priory railway station
- Move in without having to lift a finger as the property has recently been refurbished to a high standard

## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Lounge: 12'7 x 10'0 (3.84m x 3.05m)
- Dining Room: 13'2 x 10'4 (4.02m x 3.15m)
- Kitchen: 11'9 x 8'7 (3.58m x 2.62m)
- Downstairs Toilet
- Utility Area: 5'6 x 4'3 (1.68m x 1.30m)

### SPLIT LEVEL FIRST FLOOR

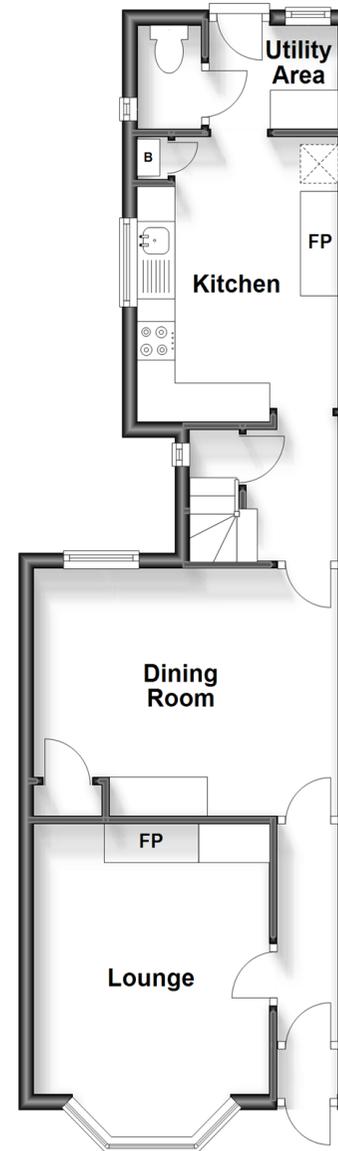
- Landing
- Bedroom 3: 8'7 x 5'7 (2.62m x 1.70m)
- Bathroom
- Bedroom 2: 10'4 x 10'2 (3.15m x 3.10m)
- Bedroom 1: 13'0 x 11'5 (3.97m x 3.48m)

### OUTSIDE

- Rear Garden

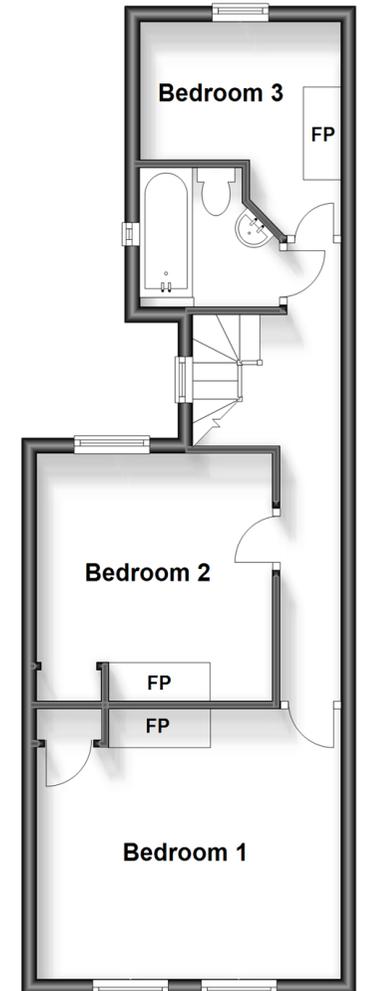
### Split Level Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



### Split Level First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



**Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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