



**Guide Price**  
**£210,000**

**Freehold**

3x  1x  2x 

**Edgar Road, Dover,  
Kent, CT17**

**OVER 60?**

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



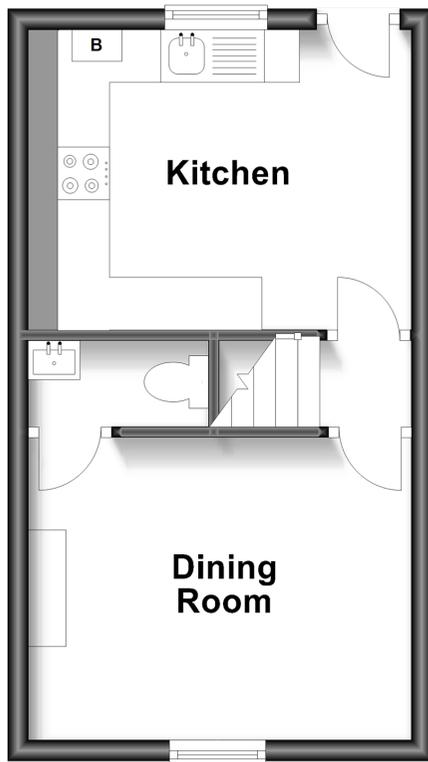
Video Tour available

*Wards*

Helping you move forwards

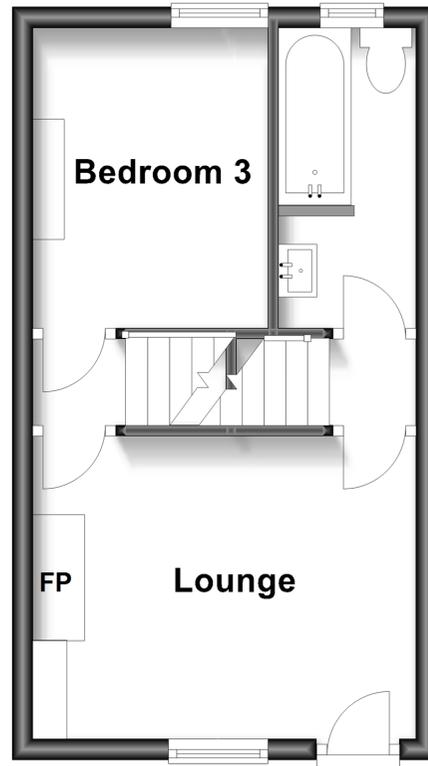
## Lower Ground Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



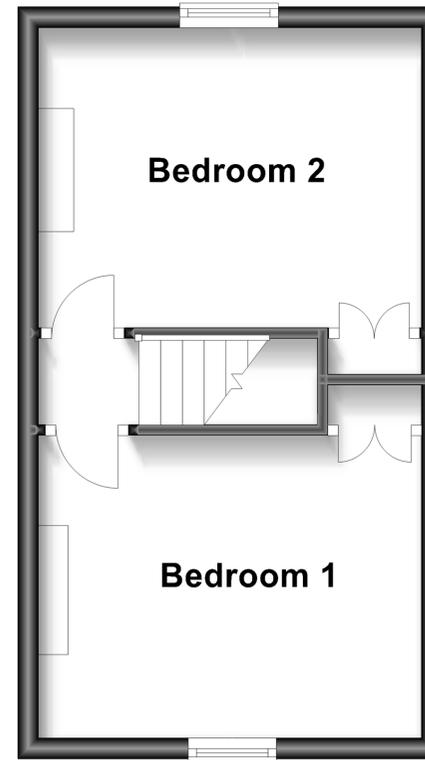
## Ground Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



## First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge : 12'3 x 9'6 (3.74m x 2.90m)  
Bedroom 3 : 9'3 x 7'6 (2.82m x 2.29m)  
Bathroom : 9'2 x 4'2 (2.80m x 1.27m)

### LOWER GROUND FLOOR

Kitchen : 10'8 x 8'8 (3.25m x 2.64m)  
Dining Room: 11'0 x 8'7 (3.36m x 2.62m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 12'1 x 9'3 (3.69m x 2.82m)  
Bedroom 1 : 11'1 x 9'2 (3.38m x 2.80m)

### OUTSIDE

Rear Garden



## Main features

- No onward chain complications
- Lovingly and fully refurbished throughout
- Generous & versatile accommodation arranged over 3 floors
- Rear garden perfect for entertaining & those summer evenings
- Fantastic location, close to schools & shops

### Nearest Schools

Primary Schools: White Cliffs Primary College for the Arts 0.5 miles, Barton Junior School 0.9 miles, Dover, St Mary's C of E Primary 0.9 miles. Secondary: Dover Grammar School for Girls 1.1 miles, Dover Christchurch Academy 1.1 miles, St Edmund's Catholic School 1.2 miles.

### Transport Information

Train Stations: Kearsney 1.8 miles, Dover Priory 2.1 miles, Martin Mill 5.0 miles

### Address

Edgar Road, Dover, Kent, CT17

### Directions

For directions to this property please contact us.



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Call Dover Branch 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.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.

EPC RATING

CURRENT: C(75) POTENTIAL: B(87)

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