



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  2x 

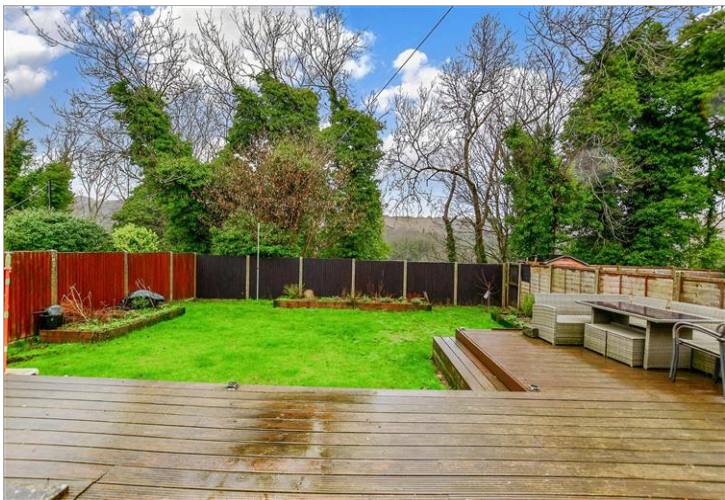
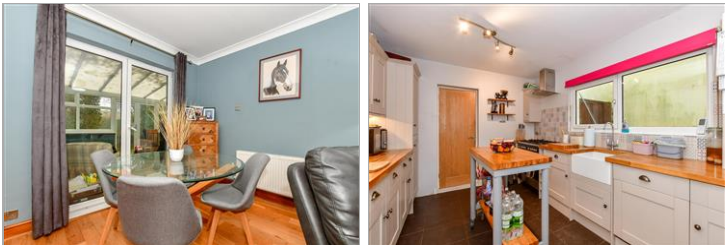
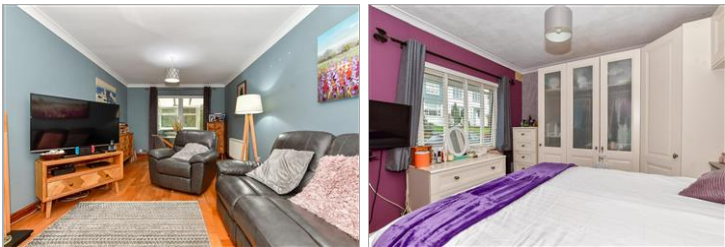
**Markland Road, Elms  
Vale, Dover, Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ideal family home
- Garage and off road parking
- Large flat rear garden perfect for children and pets
- Stunning views across hills of Dover
- Close to local shops and primary schools and walking distance to Dover Priory train station

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner : 22'0 x 11'0 (6.71m x 3.36m)

Downstairs Toilet

Kitchen : 13'0 x 10'0 (3.97m x 3.05m)

Conservatory To The Rear: 15'0 x 10'0 (4.58m x 3.05m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'0 x 11'0 (3.66m x 3.36m)

Bedroom 3 : 10'0 x 8'0 (3.05m x 2.44m)

Bedroom 2 : 11'0 x 11'0 (3.36m x 3.36m)

### OUTSIDE

Front Garden

Rear Garden

Shed

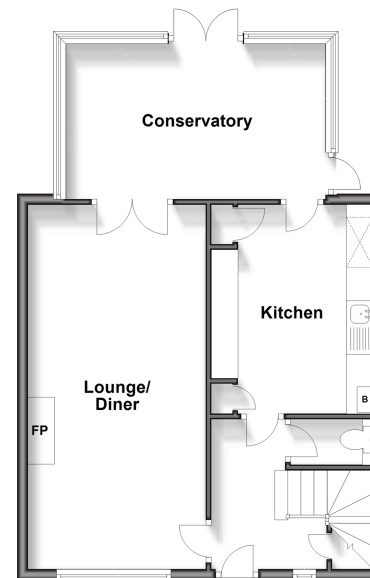
Off Road Parking

Garage

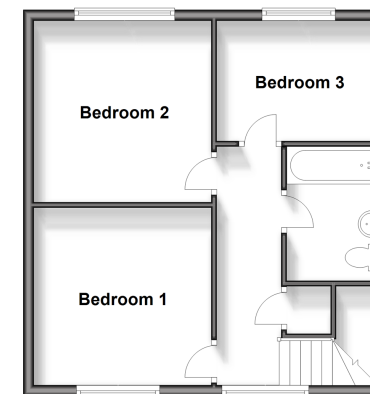
**Call Dover - 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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.

**Ground Floor**  
Approx. 58.8 sq. metres (632.6 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (475.0 sq. feet)



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