



**Price**  
**£220,000**

**Freehold**

3x  1x  2x 

**Wood Street, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Main features

- Central location in the heart of Dover
- Walking distance to shops, schools and Dover Priory railway station with its fast link to London
- Views of Dover Castle
- Large family house spread over 3 floors with rear courtyard garden
- Ideal first time buy or buy to let investment

## Accommodation

### GROUND FLOOR

Lounge : 12'5 x 11'0 (3.79m x 3.36m)

Dining Room : 12'5 x 11'5 (3.79m x 3.48m)

Kitchen: 11'1 x 5'9 (3.38m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'5 x 11'0 (3.79m x 3.36m)

Bathroom : 9'0 x 8'1 (2.75m x 2.47m)

Bedroom 3: 11'1 x 5'8 (3.38m x 1.73m)

### SECOND FLOOR

Landing

Bedroom 2: 15'5 x 8'8 (4.70m x 2.64m)

### OUTSIDE

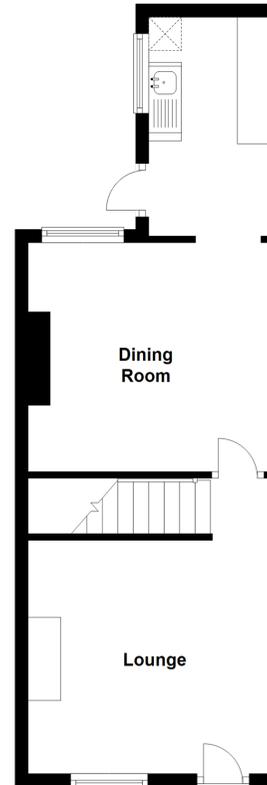
Front Garden

Courtyard Rear Garden

Outside Toilet

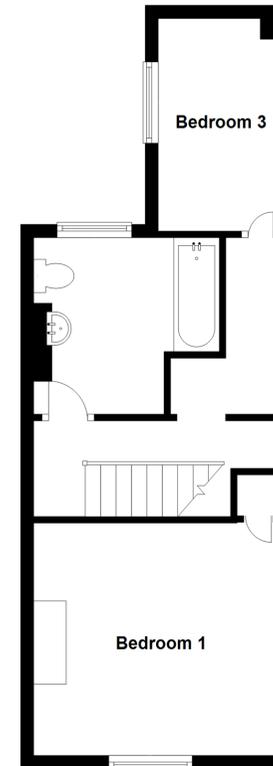
### Ground Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



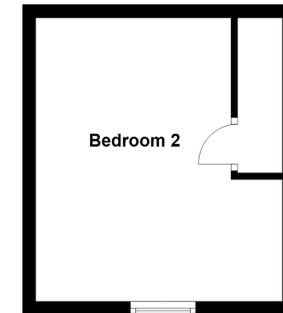
### First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



### Second Floor

Approx. 16.1 sq. metres (173.5 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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