



**Price**  
**£250,000**

**Freehold**

3x  2x  2x 

**Astley Avenue, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented
- Additional downstairs shower room and utility area
- Low maintenance rear garden
- Sought after residential location with easy reach to bus route as well as Dover town

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge : 13'4 x 10'8 (4.07m x 3.25m)

Dining Area: 11'5 x 10'9 (3.48m x 3.28m)

Kitchen : 10'3 x 9'1 (3.13m x 2.77m)

Shower Room

Utility Area

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 3 : 9'6 x 7'9 (2.90m x 2.36m)

Bathroom: 11'3 x 8'9 (3.43m x 2.67m)

Bedroom 2 : 11'3 x 8'9 (3.43m x 2.67m)

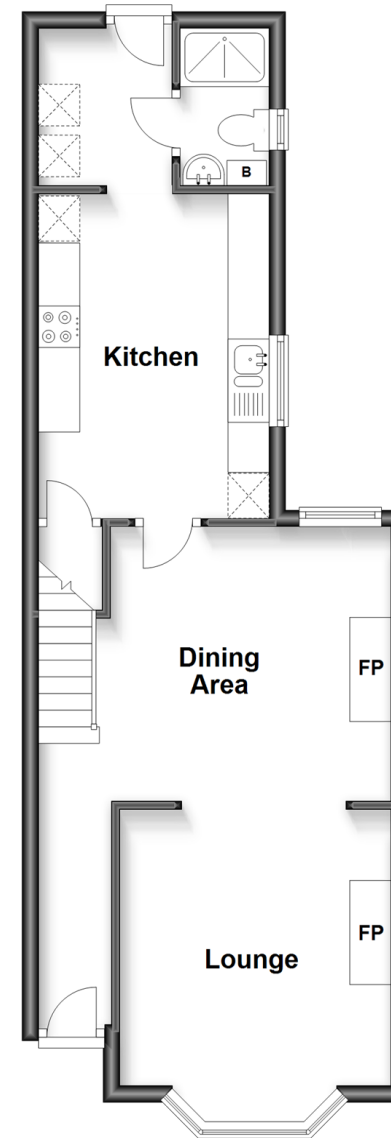
Bedroom 1 : 14'1 x 11'3 (4.30m x 3.43m)

### OUTSIDE

Front & Rear Garden

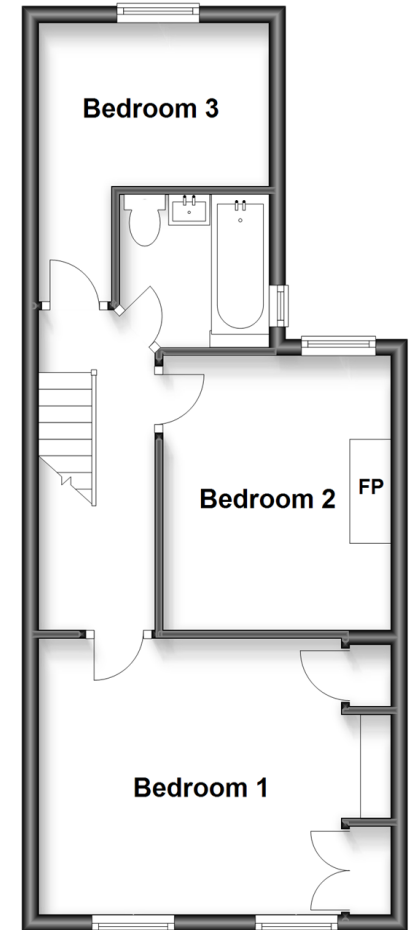
## Split Level Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



## Split Level First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



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

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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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