



**Guide Price**  
**£180,000**

**Freehold**

2x  1x  1x 

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

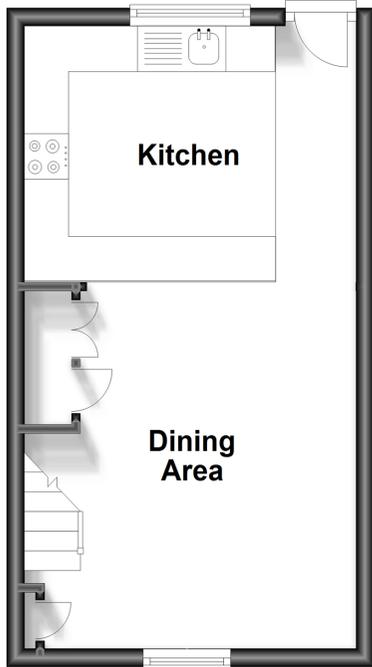
**OVER 60?**

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

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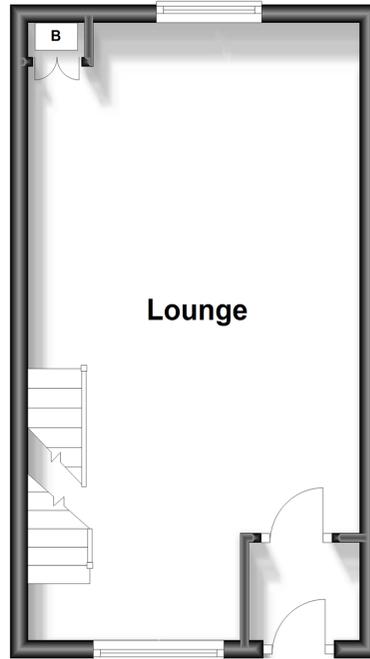
### Split Level Lower Ground Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



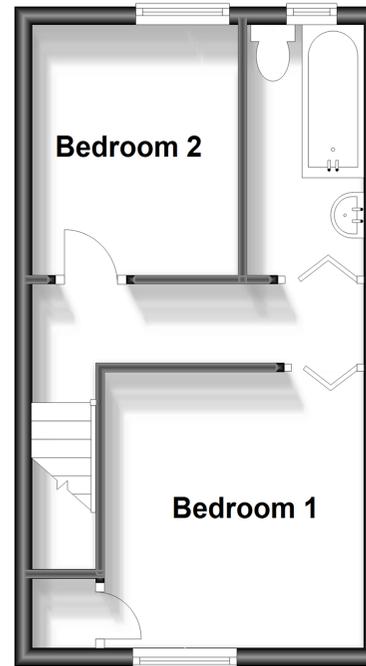
### Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



### First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge : 22'4 x 11'10 (6.81m x 3.61m)

### SPLIT LEVEL LOWER GROUND FL

Dining Area: 21'4 x 11'10 (6.51m x 3.61m)

Kitchen: 12'1 x 8'8 (3.69m x 2.64m)

### FIRST FLOOR

Landing

Bedroom 1: 9'2 x 9'2 (2.80m x 2.80m)

Bedroom 2: 9'2 x 7'10 (2.80m x 2.39m)

Bathroom : 9'3 x 4'0 (2.82m x 1.22m)

### OUTSIDE

Rear Garden



## Main features

- Charming cottage over 3 floors
- Enclosed sun trap rear garden
- Property has a new roof guarantee from March 2024
- Ideal first time buy or buy to let investment
- Close to town centre with its shops and cafes and local schools
- Great access to Dover Priory train station
- Flexible accommodation



### 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 Schools: Dover Grammar School for Girls 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.



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