



**Guide Price**  
**£200,000**

**Freehold**

3x  1x  1x 

**Chamberlain Road,  
Dover, Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Ready to mark with your own stamp
- Large front garden and a low maintenance rear garden
- Could be an ideal first time purchase
- Potential for off road parking subject to dropped kerb and necessary planning consent
- Close to a selection of primary and secondary schools

## Accommodation

### GROUND FLOOR

Entrance Lobby

Lounge : 15'3 x 10'4 (4.65m x 3.15m)

Kitchen : 13'1 x 10'4 (3.99m x 3.15m)

Downstairs Cloakroom

Shower Room: 10'5 x 4'3 (3.18m x 1.30m)

### FIRST FLOOR

Landing

Bedroom 1 : 15'6 x 10'2 (4.73m x 3.10m)

Bedroom 2 : 10'3 x 7'9 (3.13m x 2.36m)

Bedroom 3 : 7'8 x 7'4 (2.34m x 2.24m)

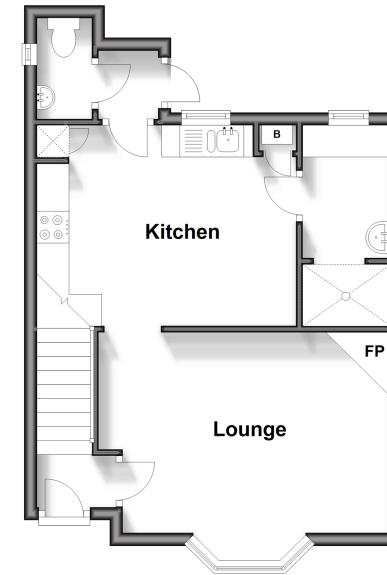
### OUTSIDE

Front Garden

Rear Garden

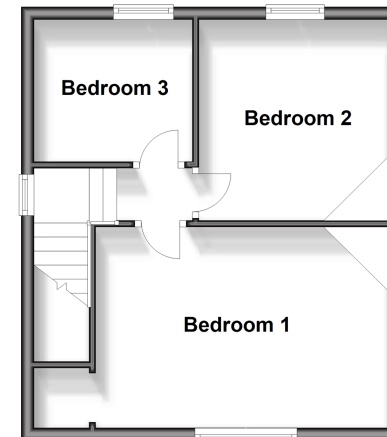
### Ground Floor

Approx. 37.8 sq. metres (406.3 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



**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.



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