



**OVER 60?**

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

**Price**

**£230,000**

**Freehold**

2x  1x  1x 

**Leyburne Road, Dover,  
Kent, CT16**

*Wards*  
Helping you move forwards





## Main features

- Extended back to back house
- Beautifully presented throughout
- Sought after Castle Ward location
- Ideal first time purchase, ready to move into without have to lift a finger
- Off road parking for 2 cars and close to town and Dover Priory station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Dining Area : 10'2 x 8'3 (3.10m x 2.52m)  
 Lounge : 16'8 x 10'4 (5.08m x 3.15m)  
 Kitchen: 9'2 x 8'2 (2.80m x 2.49m)

### FIRST FLOOR

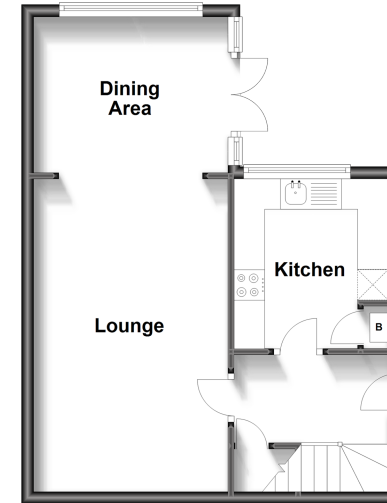
Landing  
 Bedroom 1: 14'6 x 7'9 (4.42m x 2.36m)  
 Bedroom 2 : 11'1 x 6'9 (3.38m x 2.06m)  
 Bathroom: 7'6 x 6'10 (2.29m x 2.08m)

### OUTSIDE

Front Garden  
 Rear Garden  
 Shed  
 Off Road Parking

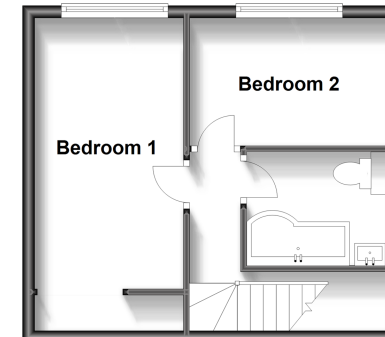
### Ground Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.9 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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