



OVER 60?

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

Guide Price
£150,000

Leasehold

2x  1x  1x 

**Effingham House,
Effingham Street, Dover,
Kent, CT17**

Wards
Helping you move forwards



Main features

- Ready made investment with tenant in situ
- Allocated parking space
- Fantastic central location, close to town centre, shops & schools
- Many original features
- Close to Dover Priory railway station with its fast links to London

Accommodation

FIRST FLOOR

Entrance Hallway

Lounge : 12'5 x 10'6 (3.79m x 3.20m)

Kitchen: 12'6 x 3'8 (3.81m x 1.12m)

Bathroom : 7'4 x 6'7 (2.24m x 2.01m)

Bedroom 1 (Used As A Lounge): 14'1 x 10'0 (4.30m x 3.05m)

Bedroom 2 : 14'1 x 8'2 (4.30m x 2.49m)

First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Call Dover - 01304 214876 ■ wardsforkent.co.uk

- Legal advice should be taken to verify fixtures/fitings, 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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