



**OVER 60?**

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

**Guide Price**

**£280,000**

**Freehold**

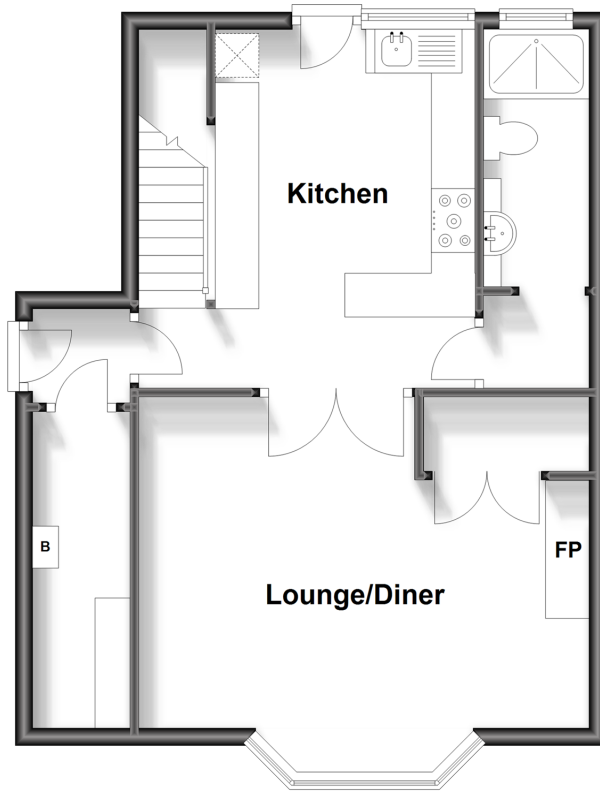
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**Malvern Road, Dover,  
Kent, CT17**

*Wards*  
Helping you move forwards

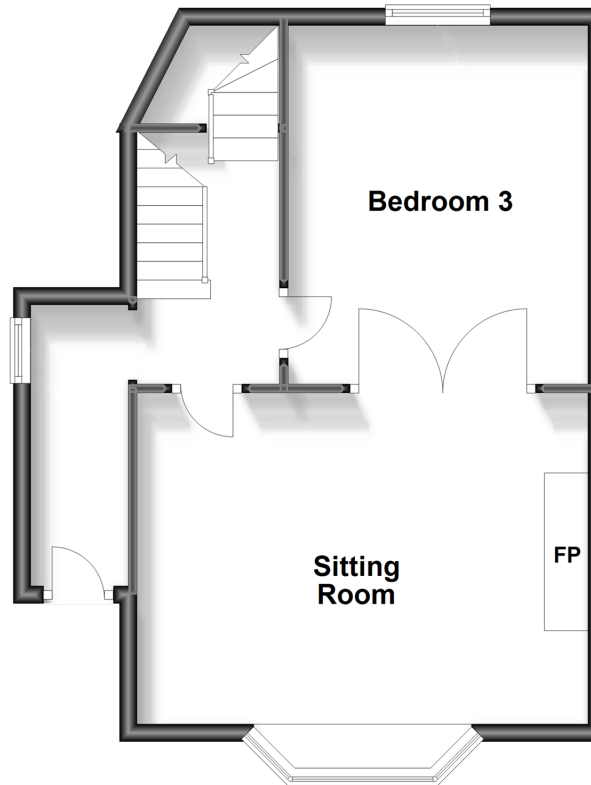
### Lower Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



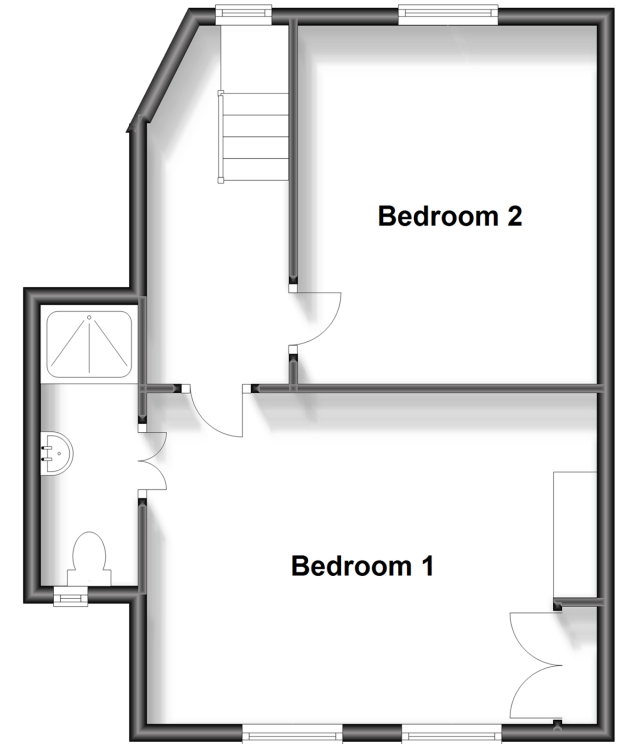
### Upper Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



## Accommodation

#### UPPER GROUND FLOOR

Entrance Hallway

Sitting Room: 16'9 x 14'0 (5.11m x 4.27m)

Bedroom 3 : 14'4 x 11'2 (4.37m x 3.41m)

#### LOWER GROUND FLOOR

Shower Room: 9'7 x 3'7 (2.92m x 1.09m)

Lounge/Diner : 16'9 x 13'9 (5.11m x 4.19m)

Kitchen : 13'3 x 9'7 (4.04m x 2.92m)

#### FIRST FLOOR

Landing

Bedroom 2 : 13'2 x 10'0 (4.02m x 3.05m)

Bedroom 1 : 17'7 x 12'4 (5.36m x 3.76m)

Shower Room

#### OUTSIDE

Shed

Front & Rear Gardens

Off Road Parking



## Main features

- Arranged over 3 floors
- Off road parking, removing any parking concerns you may have
- Ideal home for a growing family
- Close to Dover Priory railway station with high speed links to London, ideal for commuting
- Close to town and schools



### Nearest Schools

Primary Schools: Priory Fields School 0.3 miles, Vale View Community School 0.3 miles, Dover, St Mary's C of E Primary 0.6 miles  
Secondary Schools: Dover College 0.2 miles, Dover Grammar School for Boys 0.6 miles.



### Transport Information

Train Stations: Dover Priory 0.1 miles, Kearsney 2.2 miles, Martin Mill 3.7 miles



### Address

Malvern Road, Dover, Kent, CT17



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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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