



Guide Price
£245,000

Freehold

3x  1x  1x 

**Old Park Hill, Dover,
Kent, CT16**

OVER 60?

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



Video Tour available

Wards
Helping you move forwards



Main features

- Ready to mark with your own stamp
- An ideal first time buy or buy to let opportunity
- Off street parking & garage to the rear
- No onward chain complications
- A popular residential area, close to Dover town & a selection of schools close by

Accommodation

GROUND FLOOR

Entrance Hallway

Dining Area : 11'9 x 11'3 (3.58m x 3.43m)

Lounge : 15'0 x 11'3 (4.58m x 3.43m)

Kitchen: 8'9 x 6'2 (2.67m x 1.88m)

Lean-To : 14'5 x 6'5 (4.40m x 1.96m)

FIRST FLOOR

Landing

Shower Room : 6'1 x 6'1 (1.86m x 1.86m)

Bedroom 2: 11'9 x 10'6 (3.58m x 3.20m)

Bedroom 3 : 7'3 x 6'2 (2.21m x 1.88m)

Bedroom 1 : 14'8 x 10'4 (4.47m x 3.15m)

OUTSIDE

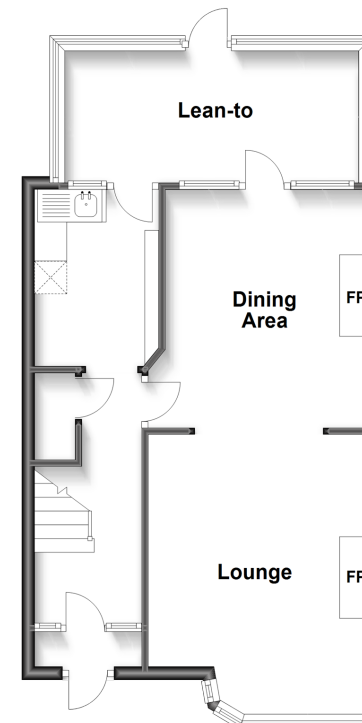
Front Garden

Rear Garden

Garage To The Rear

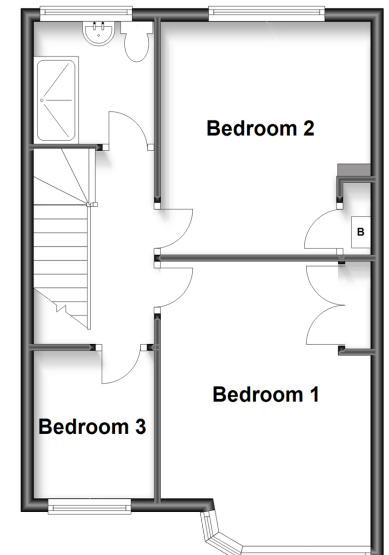
Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Call Dover - 01304 214876 ■ 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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