



**Guide Price**  
**£265,000**

**Freehold**

3x  1x  1x 

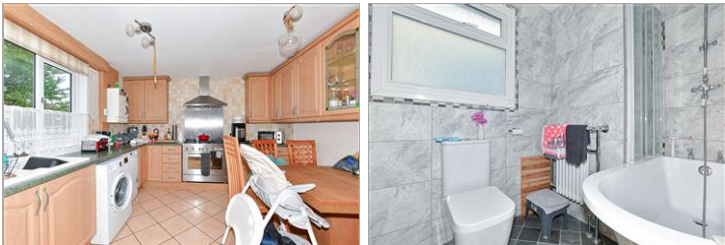
**Kohima Place, Guston,  
Dover, Kent, CT15**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Family house in sought after location of Burgoyne Heights
- Garage and off-road parking
- Stunning field views to the rear
- Ideal for a growing family with good size bedrooms
- Fantastic access via the A2/M2 and A20/M20, with fast rail links to London via Dover Priory station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Downstairs Cloakroom  
Kitchen/Diner : 13'5 x 11'6 (4.09m x 3.51m)  
Lounge : 13'5 x 11'10 (4.09m x 3.61m)

### FIRST FLOOR

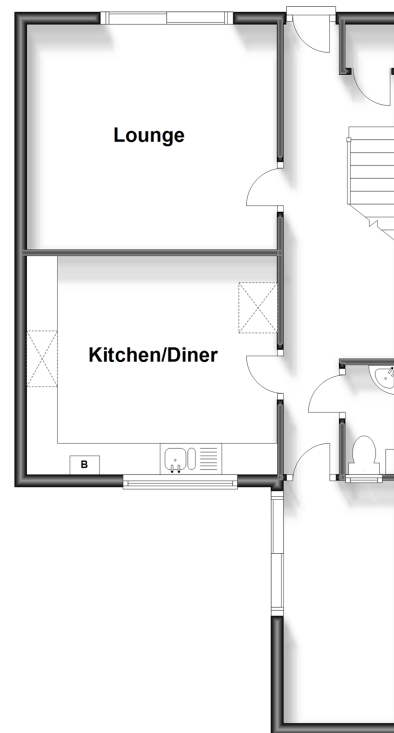
Landing  
Bedroom 1 : 11'8 x 8'5 (3.56m x 2.57m)  
Bedroom 2 : 11'7 x 8'2 (3.53m x 2.49m)  
Bedroom 3 : 8'9 x 8'6 (2.67m x 2.59m)  
Bathroom : 8'10 x 5'7 (2.69m x 1.70m)

### OUTSIDE

Front Garden  
Rear Garden  
Garage & Off Road Parking

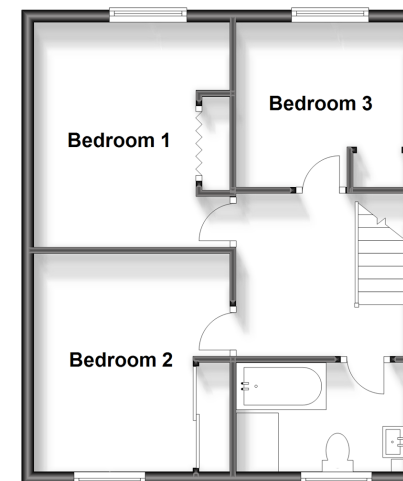
### Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.7 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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