



**Price**  
**£220,000**

**Freehold**

2x  1x  1x 

**Devonshire Road, Dover,  
Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Immaculate period property, beautifully presented throughout
- Sun trap rear garden
- Ideal first time buy or buy to let investment
- Short distance from the local primary and secondary school
- Dover Priory railway station is also close by

## Accommodation

### GROUND FLOOR

Lounge/Diner : 21'2 x 12'2 (6.46m x 3.71m)

Kitchen: 8'2 x 6'9 (2.49m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'2 x 8'9 (3.71m x 2.67m)

Bedroom 2 : 9'2 x 9'2 (2.80m x 2.80m)

Bathroom : 8'6 x 6'1 (2.59m x 1.86m)

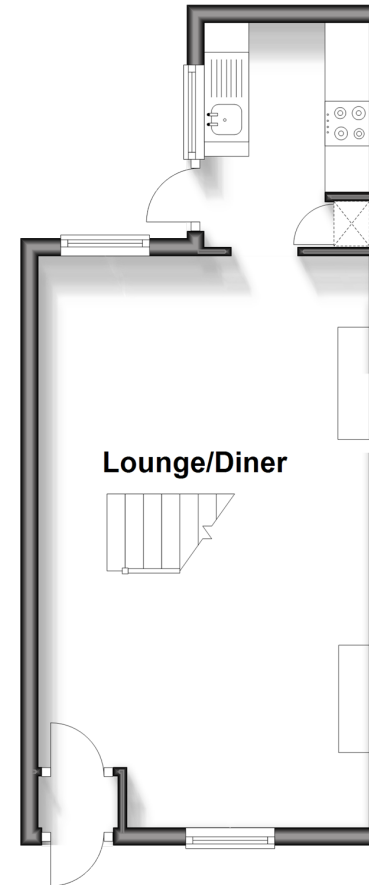
### OUTSIDE

Front Garden

Rear Garden

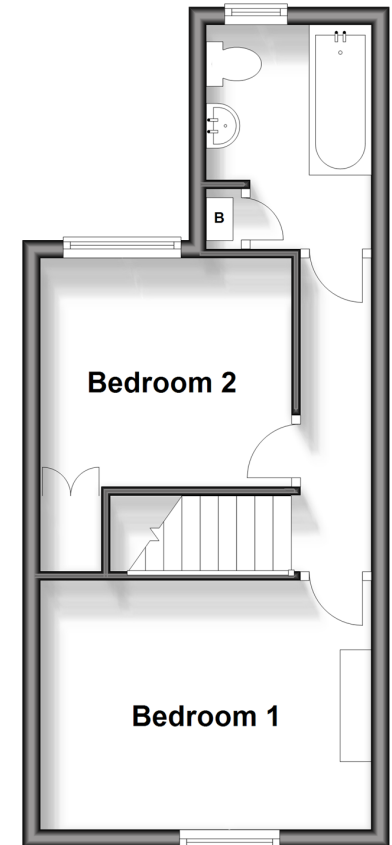
### Ground Floor

Approx. 28.6 sq. metres (308.4 sq. feet)



### First Floor

Approx. 28.6 sq. metres (308.4 sq. feet)



**Call Dover - 01304 214876 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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