



**Guide Price**  
**£260,000**

**Freehold**

3x  2x  1x 

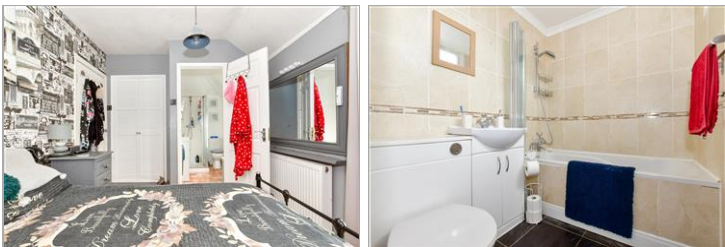
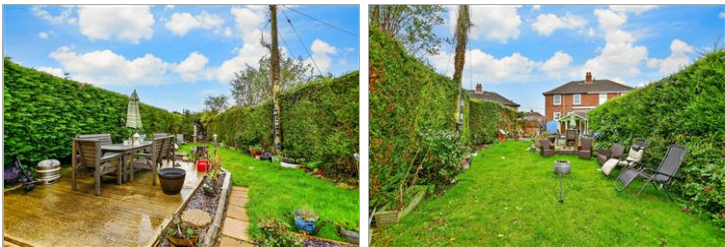
**Adelaide Road,  
Elvington, Dover, Kent,  
CT15**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Family home in beautiful Kent countryside
- Close to local primary school
- Off road parking and side access
- Fantastic access to Canterbury, Ashford, Dover and Thanet
- Close to the village park and shop, making it easy to leave the car at home

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'7 x 11'9 (4.14m x 3.58m)

Kitchen: 17'7 x 7'1 (5.36m x 2.16m)

Bathroom : 6'3 x 5'4 (1.91m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 3 : 8'3 x 7'9 (2.52m x 2.36m)

Bedroom 2 : 11'1 x 9'4 (3.38m x 2.85m)

Bedroom 1 : 11'2 x 8'7 (3.41m x 2.62m)

En-Suite Shower Room: 6'7 x 4'4 (2.01m x 1.32m)

### OUTSIDE

Front Garden

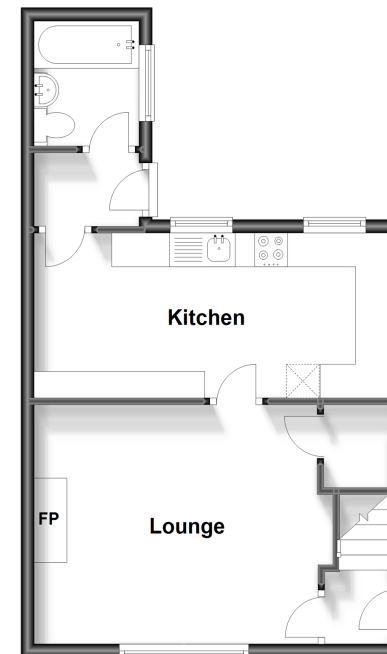
Rear Garden

Summer House & Shed

Off Road Parking For 2 Cars

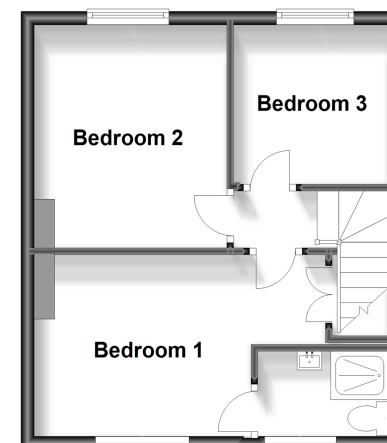
### Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.4 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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