



**Guide Price**  
**£220,000**

**Freehold**

3x  1x  1x 

**Heathfield Avenue,  
Dover, Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautiful house in a sought-after location
- Ideal first time buy or buy to let
- Low maintenance courtyard rear garden, the perfect sun trap
- Close proximity to a variety of primary and secondary schools
- A real-turnkey home, and ready to move straight into

## Accommodation

### GROUND FLOOR

Lobby Area

Lounge/Diner: 23'1 x 11'9 (7.04m x 3.58m)

Kitchen : 11'9 x 8'8 (3.58m x 2.64m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 : 11'8 x 9'5 (3.56m x 2.87m)

Bedroom 2 : 9'1 x 8'8 (2.77m x 2.64m)

Bedroom 3 : 8'8 x 6'2 (2.64m x 1.88m)

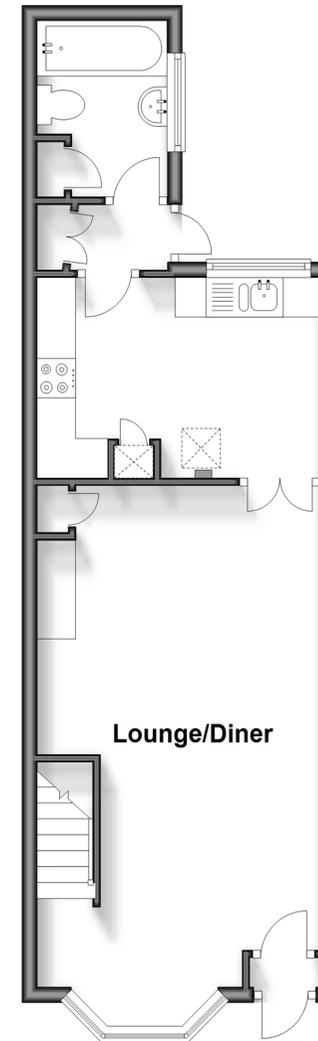
### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.2 sq. feet)



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