



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Marlborough Road,  
Dover, Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Sought after Elms Vale location of Dover
- Close to local school and shops
- Stunning views over rolling hills
- Large garage and off street parking
- Short walk to Dover Priory railway station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner : 21'0 (6.41m) x 15'0 (4.58m)  
narrowing to 9'0 (2.75m)

Kitchen: 12'0 x 10'0 (3.66m x 3.05m)

### FIRST FLOOR

Landing

Bedroom 3 : 9'0 x 7'0 (2.75m x 2.14m)

Bedroom 1 : 12'0 x 10'0 (3.66m x 3.05m)

Shower Room

Separate Toilet

Bedroom 2: 10'0 x 10'0 (3.05m x 3.05m)

### OUTSIDE

Front Garden

Rear Garden

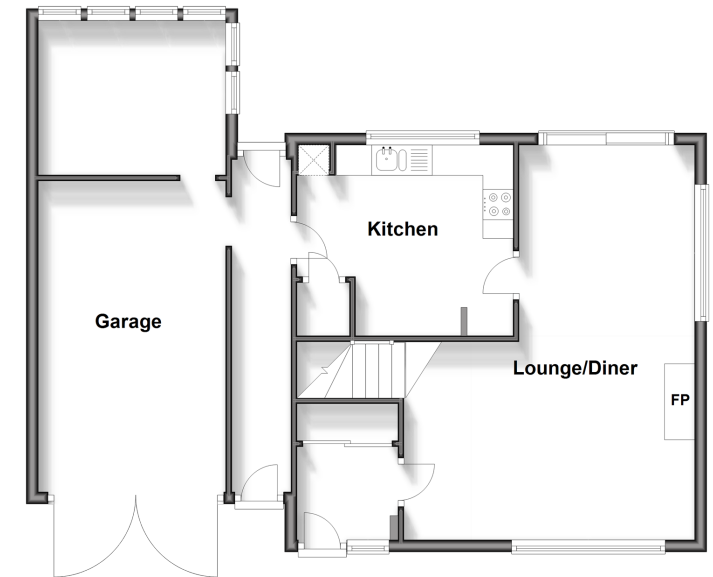
Off Road Parking

Garage

Green House

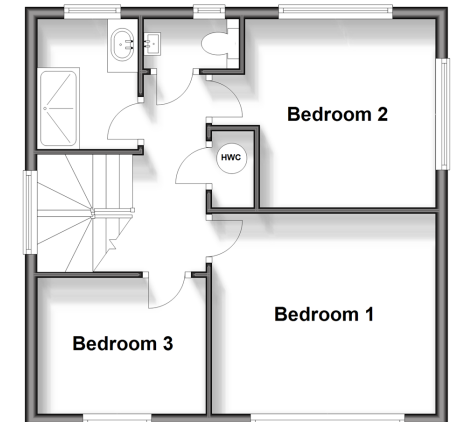
### Ground Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.4 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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