



**Guide Price**  
**£230,000**

**Freehold**

3x  1x  1x 

**Old Park Hill, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal family home
- Garage and off road parking
- Ready to mark with your own stamp
- A popular residential area, close to Dover town and a selection of schools close-by
- Potential to extend to the side (subject to the necessary planning consent)

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 13'3 x 11'1 (4.04m x 3.38m)

Dining Area: 9'6 x 8'3 (2.90m x 2.52m)

Kitchen: 9'6 x 8'4 (2.90m x 2.54m)

### FIRST FLOOR

#### Landing

Bathroom : 6'9 x 5'6 (2.06m x 1.68m)

Bedroom 1 : 13'5 x 10'8 (4.09m x 3.25m)

Bedroom 2 : 10'8 x 9'6 (3.25m x 2.90m)

Bedroom 3 : 9'0 x 6'3 (2.75m x 1.91m)

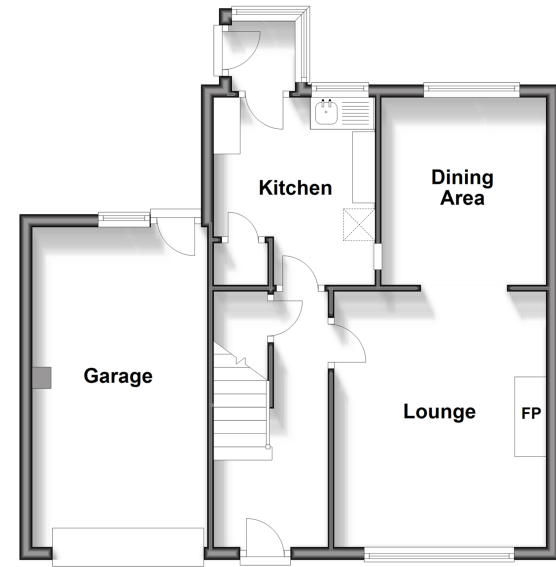
### OUTSIDE

- Front Garden
- Rear Garden
- Garage
- Off Road Parking

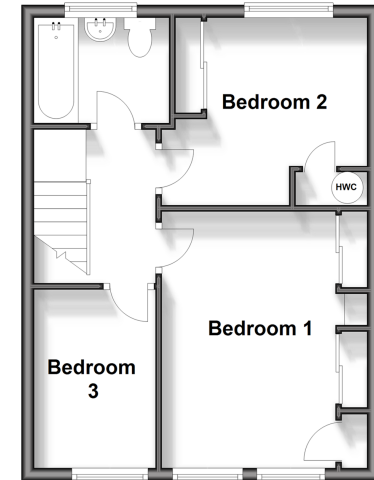
**Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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.

**Ground Floor**  
Approx. 52.9 sq. metres (569.4 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.8 sq. feet)



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