



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£210,000**

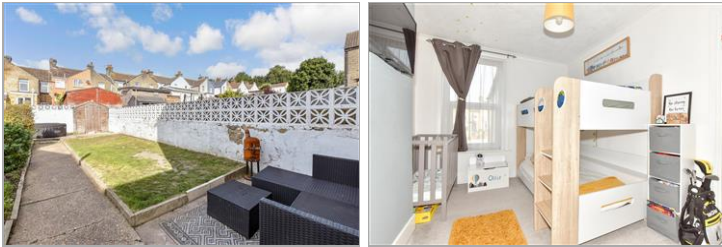
**Freehold**

2x 🛏️ 1x 🚿 1x 🚗

**Eaton Road, Elms Vale,  
Dover, Kent, CT17**

*Wards*  
Helping you move forwards





## Main features

- Beautiful home in sought after location
- Good size enclosed rear garden, ideal for children or pets
- Ideal first time buy or buy to let
- Close to local primary and secondary schools
- Short distance to Dover Priory railway station

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 12'9 x 10'7 into bay (3.89m x 3.23m)

Dining Area : 11'5 x 11'4 (3.48m x 3.46m)

Kitchen : 12'1 x 8'4 (3.69m x 2.54m)

### SPLIT LEVEL FIRST FLOOR

#### Landing

#### Bathroom

Bedroom 1 : 14'2 x 10'8 (4.32m x 3.25m)

Bedroom 2 : 11'7 x 9'1 (3.53m x 2.77m)

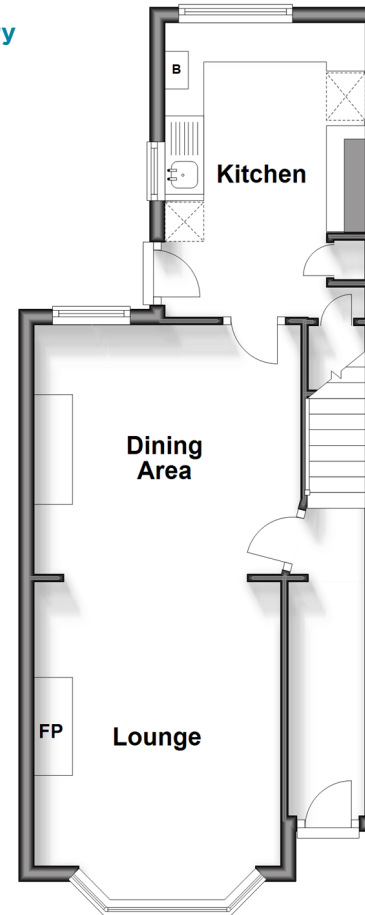
### OUTSIDE

#### Front Garden

#### Rear Garden

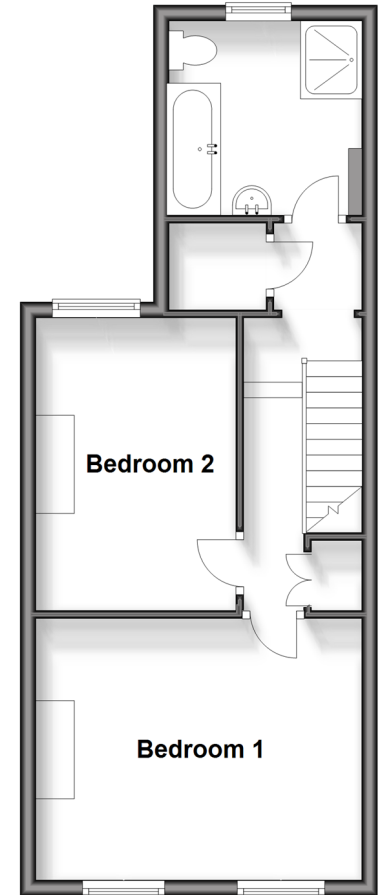
### Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



### Split Level First Floor

Approx. 39.7 sq. metres (427.4 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.



10735724/20240907/TE/GM