



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Knights Way, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented family home
- No onward chain complications
- Off street parking
- Corner plot, with easy to manage garden
- Quiet road with easy access to Canterbury, Folkestone, Deal and Dover town

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Breakfast Area: 10'3 x 8'6 (3.13m x 2.59m)  
 Kitchen: 10'7 x 8'1 (3.23m x 2.47m)  
 Lounge: 17'9 x 11'4 (5.41m x 3.46m)  
 Dining Room: 11'5 x 9'9 (3.48m x 2.97m)  
 Downstairs Cloakroom

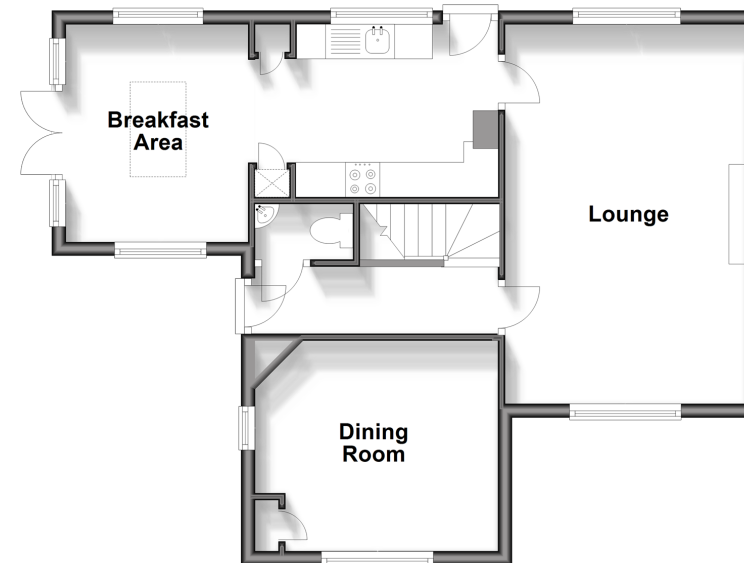
### FIRST FLOOR

Landing  
 Separate Cloakroom  
 Bathroom: 8'1 x 4'9 (2.47m x 1.45m)  
 Bedroom 1: 13'7 x 11'4 (4.14m x 3.46m)  
 Bedroom 2: 11'4 x 9'7 (3.46m x 2.92m)  
 Bedroom 3: 11'9 x 8'3 (3.58m x 2.52m)

### OUTSIDE

Front Garden  
 Rear Garden  
 Off Road Parking  
 Lounge: 10'9 x 10'6 (3.28m x 3.20m)

**Ground Floor**  
 Approx. 55.1 sq. metres (593.1 sq. feet)



**First Floor**  
 Approx. 46.5 sq. metres (500.4 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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