



**Price**  
**£240,000**

**Freehold**

3x  1x  1x 

**Friars Way, Dover, Kent,  
CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Spacious family home**
- **Downstairs cloakroom, perfect for visiting guests**
- **Sea View and Views of Dover Castle**
- **Large rooms throughout, lounge/diner and separate kitchen**
- **Ideal first time buy**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner : 19'4 x 11'1 (5.90m x 3.38m)

Kitchen : 11'11 x 10'10 (3.63m x 3.30m)

Utility Room

Downstairs Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 11'7 x 11'4 (3.53m x 3.46m)

Bedroom 2 : 11'8 x 9'11 (3.56m x 3.02m)

Bedroom 3 : 8'1 x 7'7 (2.47m x 2.31m)

Bathroom

### OUTSIDE

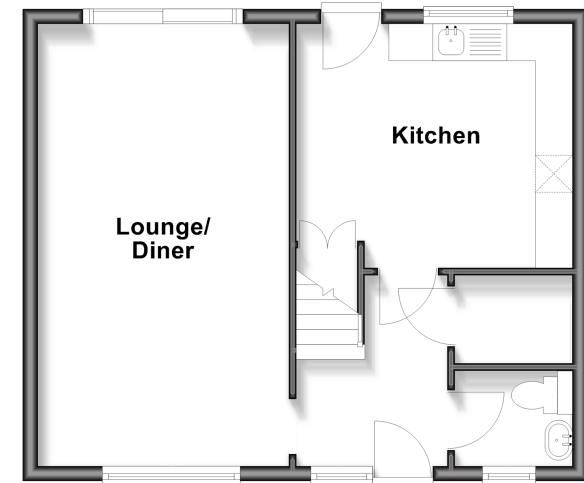
Front Garden

Rear Garden

Workshop/Outbuilding

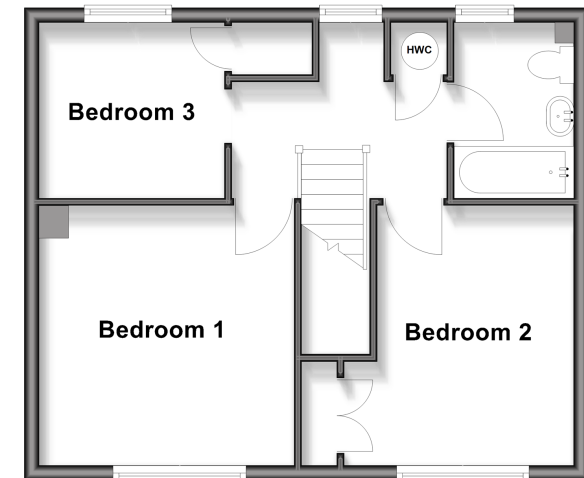
### Ground Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



**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.



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