



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  2x 

**Courtland Avenue,  
Whitfield, Dover, Kent,  
CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Quiet cul de sac location in the popular village of Whitfield
- Off street parking & garage
- Ready to mark with your own stamp
- Ideal for access to Dover town, A256 & A2
- No onward chain complications

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 18'9 x 9'4 (5.72m x 2.85m)

Dining Area: 9'8 x 9'7 (2.95m x 2.92m)

Kitchen : 9'9 x 9'1 (2.97m x 2.77m)

Bedroom 1 : 13'9 x 8'9 (4.19m x 2.67m)

Bedroom 2 : 9'7 x 8'6 (2.92m x 2.59m)

Wet Room : 6'7 x 4'9 (2.01m x 1.45m)

### OUTBUILDING

#### Garage

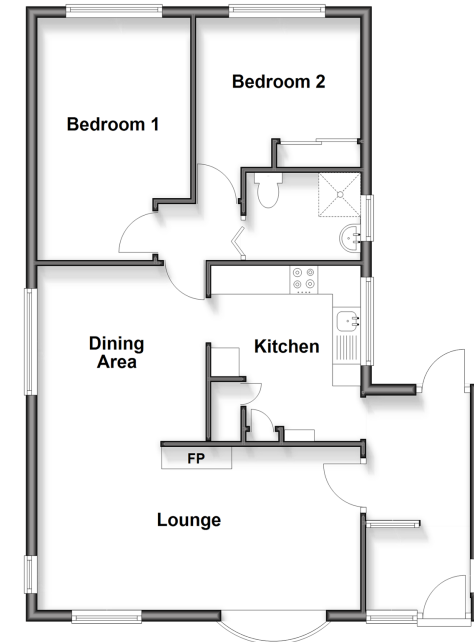
### OUTSIDE

#### Front Garden

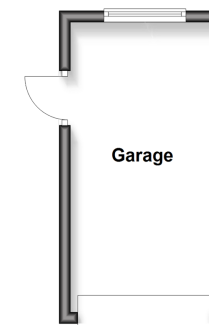
#### Rear Garden

#### Off Road Parking

**Ground Floor**  
Approx. 67.7 sq. metres (728.8 sq. feet)



**Outbuilding**  
Approx. 13.1 sq. metres (141.4 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 50% less, by purchasing a Lifetime Lease



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