

Offers Over £135,000
Freehold



Over 60?
You could get up to
40% off the price! *

**St. Radigunds Road, Dover, Kent,
CT17 0LB**



- 2 bedroom end of terrace home
- Ideal first time buy or investment purchase
- Beautiful kitchen area
- Stunning views
- Close to local amenities

To view all our homes, visit:

wardandpartners.co.uk



St. Radigunds Road, Dover, Kent, CT17 0LB

This is absolutely ideal for any first time buyer looking to get their foot on the property ladder. As a buy-to-let property this house will also suit any investor looking to add to their current portfolio.

The property is in very good condition meaning you could move in straight away without having to do any work, saving you both time and money.

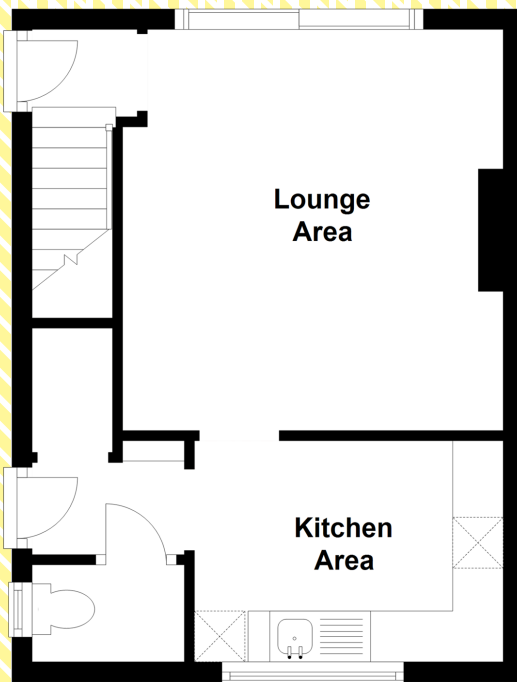
The lounge area leads to the garden and in summer months you can let the cool air pass through. The rear garden is also spacious enough for young children to let off some steam, or enjoy the sunshine with friends having a BBQ.

There is a local newsagents at the end of Lambton Road, a short walk

away for those essentials and Aldi is also at the bottom of Coombe Valley Road for that bigger shop. If you have a young child the primary school is nearby meaning you can walk to school without having to use the car.

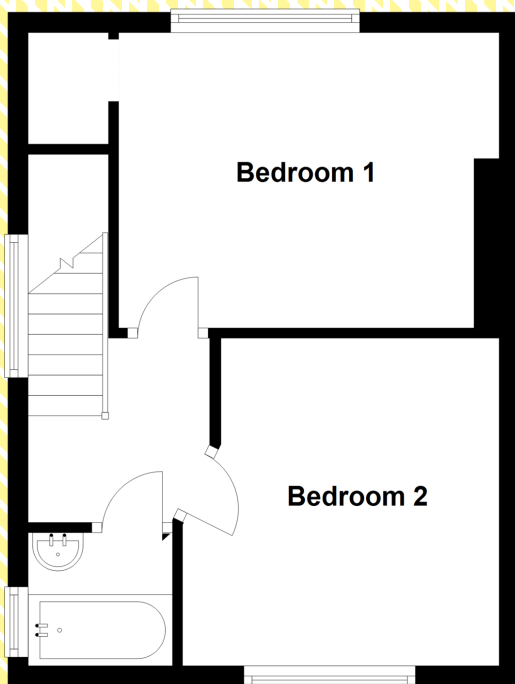
Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge Area

12'11 x 12'6 (3.94m x 3.81m)

Kitchen Area

10'4 x 7'3 (3.15m x 2.21m)

Downstairs Toilet

FIRST FLOOR

Landing

Bedroom 1

12'6 x 9'6 (3.81m x 2.90m)

Bedroom 2

10'8 x 9'5 (3.25m x 2.87m)

Bathroom

OUTSIDE

Front Garden

Rear Garden





Nearest Schools

Primary Schools: White Cliffs Primary College for the Arts 0.0 miles, Barton Junior School 0.9 miles, River Primary 0.9 miles

Secondary Schools: Dover Grammar School for Girls 1.1 miles, St Edmund's Catholic School 1.2 miles, Dover Christchurch Academy 1.3 miles.



Transport Information

Train Stations: Kearsney 1.8 miles, Dover Priory 2.1 miles, Martin Mill 5.0 miles



Directions

For directions to this property please contact us.



Address

St. Radigunds Road, Dover, Kent, CT17 0LB

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



DOVER

01304 214876

dover-web@wardandpartners.co.uk

8/9 Cannon Street, Dover, Kent, CT16 1BY

EPC RATING



CURRENT:

D(62)

POTENTIAL:

B(88)

For all our properties,
visit: wardandpartners.co.uk



**INVESTORS
IN PEOPLE**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

*Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.

10731827/20171128/KR/GM