



Guide Price
£530,000

Freehold

3x  1x  1x 

**Minnis Lane, Dover,
Kent, CT15**

OVER 60?

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

Wards
Helping you move forwards

Ground Floor

Approx. 114.3 sq. metres (1230.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway
Bedroom 1 : 11'8 x 9'8 (3.56m x 2.95m)
Walk-in Wardrobe : 7'5 x 6'2 (2.26m x 1.88m)
Bedroom 2 : 9'8 x 8'8 (2.95m x 2.64m)
Dining Area : 22'6 x 10'8 (6.86m x 3.25m)
Lounge : 24'9 x 11'4 (7.55m x 3.46m)
Kitchen : 12'7 (3.84m) x 12'4 (3.76m) narrowing to 9'1 (2.77m)
Bedroom 3 : 8'5 x 6'5 (2.57m x 1.96m)
Downstairs Cloakroom
Bathroom

OUTSIDE

Front Garden
Rear Garden
Workshop/Out Building: 18'3 x 16'4 (5.57m x 4.98m)
plus 12'4 x 28'5 (3.76m x 8.67m)
Plenty Of Off Road Parking



Main features

- Spacious open plan living space with log burner
- Well appointed kitchen with Range master cooker and hot tap
- Under floor heating throughout the property
- Versatile outbuilding, perfect for workshop, gym or home office
- Stunning views across Dover

Nearest Schools

Primary Schools: River Primary 0.7 miles, Temple Ewell C of E Primary 1.0 miles, White Cliffs Primary College for the Arts 1.2 miles
Secondary Schools: Harbour School 1.1 miles, Dover Grammar School for Boys 1.4 miles, Astor College for the

Transport Information

Train Stations: Kearsney 0.9 miles, Dover Priory 2.1 miles, Shepherdswell 3.6 miles

Address

Minnis Lane, Dover, Kent, CT15

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Dover Branch 01304 214876 ■ 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 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(64) POTENTIAL: C(79)

10735146/20231108/SB/CB