



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£230,000**

**Freehold**

2x 2x 1x

**Regan Mews, Old  
Folkestone Road, Dover,  
Kent, CT17**

*Wards*  
Helping you move forwards



## Main features

- **Sought after location of Aycliffe**
- **Large kitchen with integrated appliances**
- **Downstairs cloakroom, family bathroom and en-suite shower room**
- **Close to shops and easy access to Dover town**
- **No onward chain complications**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom  
Kitchen Area : 15'4 x 9'3 (4.68m x 2.82m)  
Lounge/Diner : 16'8 x 12'9 (5.08m x 3.89m)

### FIRST FLOOR

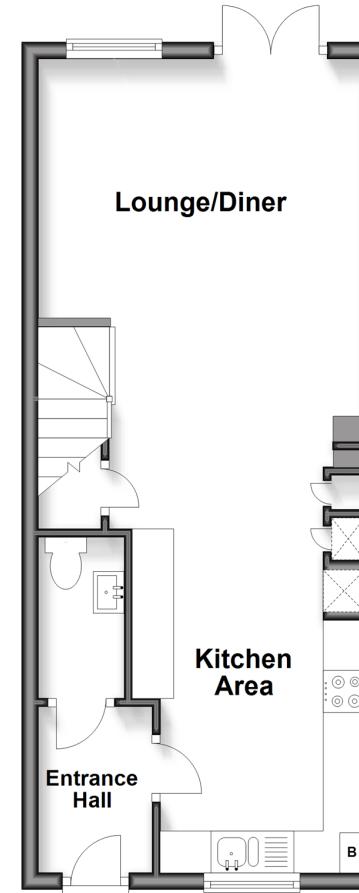
Landing  
Bedroom 1 : 13'0 x 10'7 (3.97m x 3.23m)  
En-Suite Shower Room: 6'4 x 5'6 (1.93m x 1.68m)  
Bathroom : 6'7 x 6'4 (2.01m x 1.93m)  
Bedroom 2 : 13'1 x 7'8 (3.99m x 2.34m)

### OUTSIDE

Front Garden  
Rear Garden  
Garden Shed  
Allocated Parking

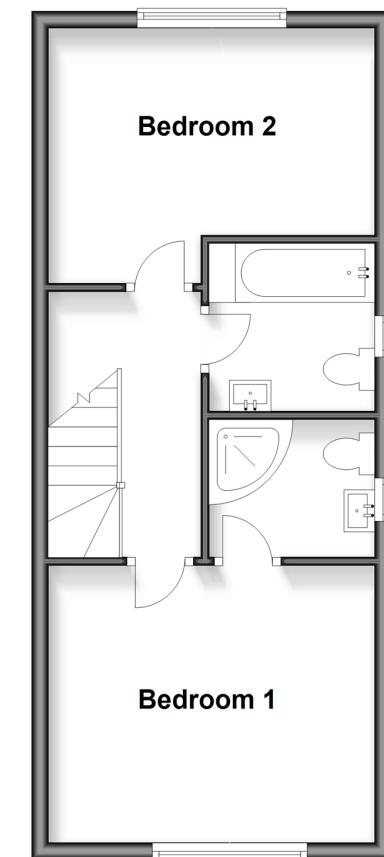
### Ground Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.7 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 59% less, by purchasing a Lifetime Lease

EPC RATING  CURRENT: B(83) POTENTIAL: A(95)





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