



**Guide Price**  
**£250,000**

**Freehold**

4x  1x  1x 

**Springfield Road, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Set in a central location
- Downstairs cloakroom and family bathroom
- Low maintenance courtyard rear garden
- Walking distance to Dover town & St. James's shopping centre
- Close to Dover Priory railway station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 12'8 into bay x 11'1 (3.86m x 3.38m)  
 Dining Area: 10'10 x 10'6 (3.30m x 3.20m)  
 Downstairs Cloakroom  
 Kitchen : 15'1 x 7'9 (4.60m x 2.36m)

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1 : 13'9 x 12'4 (4.19m x 3.76m)  
 Bedroom 3: 13'9 x 11'0 (4.19m x 3.36m)  
 Bathroom

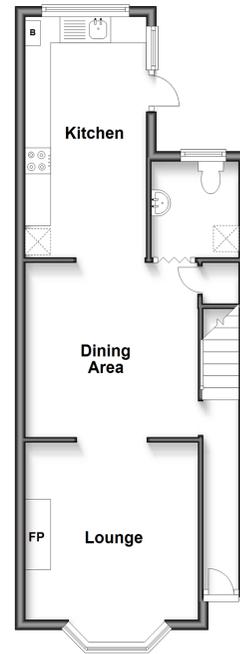
### SECOND FLOOR

Landing  
 Bedroom 2 : 11'0 x 8'8 (3.36m x 2.64m)  
 Bedroom 4: 11'3 x 8'8 (3.43m x 2.64m)

### OUTSIDE

Front Garden  
 Courtyard Rear Garden

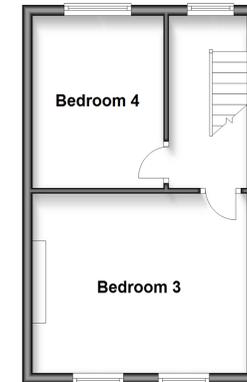
**Ground Floor**  
 Approx. 43.4 sq. metres (466.6 sq. feet)



**Split Level First Floor**  
 Approx. 32.3 sq. metres (347.9 sq. feet)



**Second Floor**  
 Approx. 29.1 sq. metres (313.5 sq. feet)



**Call Dover - 01304 214876 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

■ Legal advice should be taken to verify fixtures/ fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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