



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Rokesley Road, Dover,  
Kent, CT16**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Lovely property with no work required**
- **Ideal family house in popular area close to schools and shops**
- **Close to local bus routes**
- **Off street parking for 2 cars**
- **Ideal if you need to commute, as close to A2/M2**

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Kitchen: 8'11 x 8'9 (2.72m x 2.67m)  
Dining Area: 9'1 x 9'0 (2.77m x 2.75m)  
Lounge: 15'5 x 10'7 (4.70m x 3.23m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'5 x 10'9 (4.09m x 3.28m)  
Bedroom 2: 11'6 x 8'5 (3.51m x 2.57m)  
Bedroom 3: 10'6 x 7'2 (3.20m x 2.19m)  
Bathroom: 7'8 x 5'4 (2.34m x 1.63m)

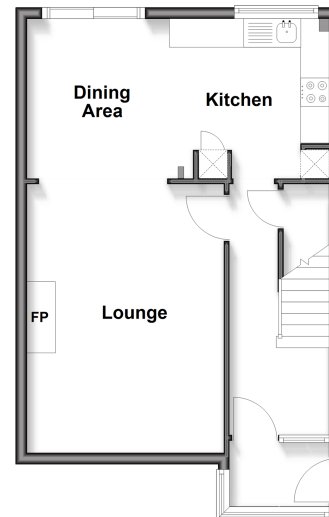
### OUTBUILDING

Outbuilding

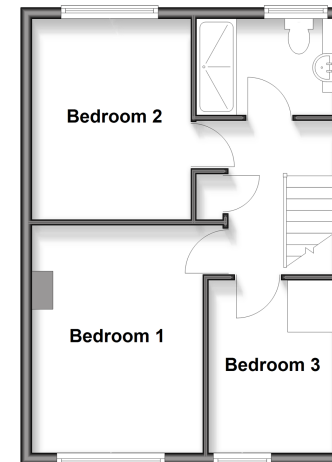
### OUTSIDE

Front Garden  
Rear Garden  
Off Street Parking

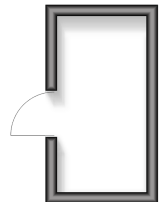
**Ground Floor**  
Approx. 42.0 sq. metres (452.3 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (434.6 sq. feet)



**Outbuilding**  
Approx. 4.9 sq. metres (52.3 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

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



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