



**Guide Price**  
**£220,000**

**Freehold**

2x  1x  1x 

**Eaton Road, Dover,**  
**Kent, CT17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautiful home set in sought after location
- No onward chain complications
- Flat sun-trap rear garden, ideal for summer barbeques
- Ideal home to take your first steps on the housing ladder
- Close proximity to a variety of shops and schools

## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Porch
- Lounge : 14'4 x 10'8 (4.37m x 3.25m)
- Dining Area : 11'8 x 10'8 (3.56m x 3.25m)
- Kitchen : 10'9 x 7'10 (3.28m x 2.39m)

### SPLIT LEVEL FIRST FLOOR

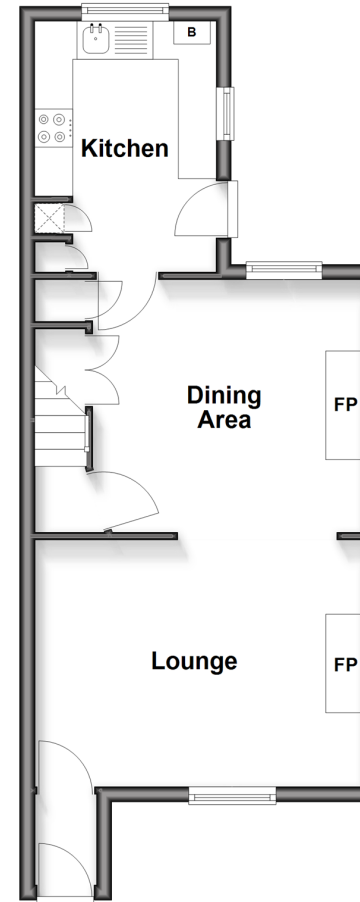
- Landing
- Bedroom 1 : 13'10 x 11'10 (4.22m x 3.61m)
- Bedroom 2 : 10'6 x 9'2 (3.20m x 2.80m)
- Bathroom

### OUTSIDE

- Front Garden
- Rear Garden

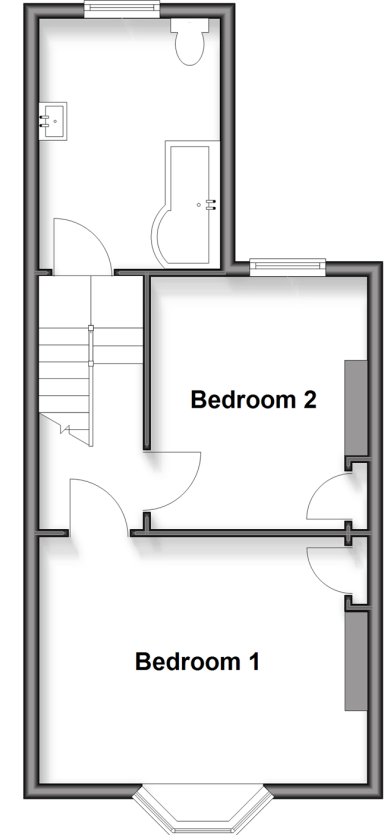
### Split Level Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



### Split Level First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Call Dover - 01304 214876 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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