



**OVER 60?**

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

**Guide Price**

**£160,000**

**Freehold**

2x  1x  1x 

**Primrose Road, Dover,  
Kent, CT17**

*Wards*  
Helping you move forwards





## Main features

- Charming cottage set in a central location
- No onward complications
- Good size enclosed rear garden, perfect for summer barbeques
- Ideal home for your first time buy or adding to a buy to let portfolio
- Close proximity to a variety of amenities

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Diner : 15'0 x 11'1 (4.58m x 3.38m)

Kitchen: 11'11 x 6'11 (3.63m x 2.11m)

Downstairs Bathroom

### FIRST FLOOR

Landing

Bedroom 1 : 11'2 x 10'2 (3.41m x 3.10m)

Bedroom 2 : 11'11 x 8'1 (3.63m x 2.47m)

### OUTSIDE

Front Garden

Rear Garden

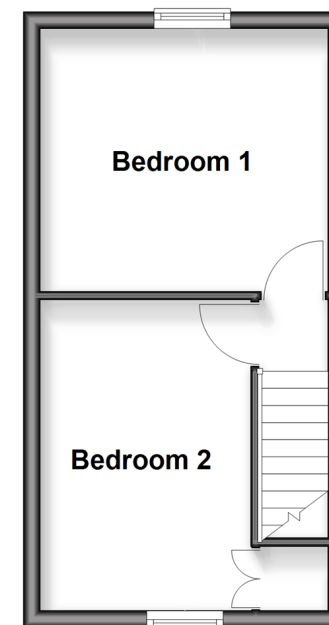
## Ground Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



## First Floor

Approx. 23.1 sq. metres (248.9 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 50% less, by purchasing a Lifetime Lease



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