



Guide Price
£170,000

Freehold

3x  1x  1x 

**St. David's Avenue,
Aycliffe, Dover, Kent,
CT17**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Wonderful family home
- No onward chain complications
- Good size enclosed rear garden, ideal for children or pets
- Extended in to the loft
- Great access to A20/M20, perfect if you need to commute

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge : 18'4 (5.59m) narrowing to 8'3 (2.52m) x 10'2 at widest point (3.10m)

Dining Area : 8'2 x 5'7 (2.49m x 1.70m)

Kitchen : 13'2 x 7'5 (4.02m x 2.26m)

FIRST FLOOR

Landing

Bedroom 2 : 10'5 x 9'2 (3.18m x 2.80m)

Bedroom 1 : 13'5 x 9'7 (4.09m x 2.92m)

Bathroom : 7'9 x 6'3 (2.36m x 1.91m)

SECOND FLOOR

Landing

Bedroom 3 : 13'3 x 10'1 (4.04m x 3.08m)

OUTSIDE

Front Garden

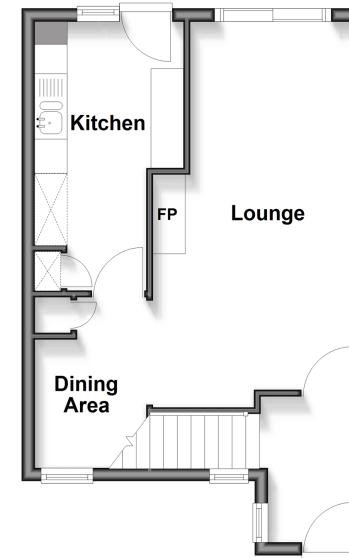
Rear Garden

Call Dover - 01304 214876 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

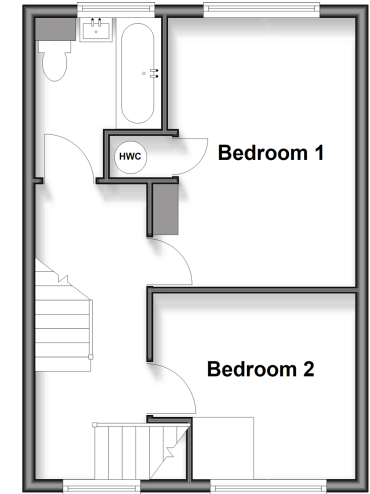
Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



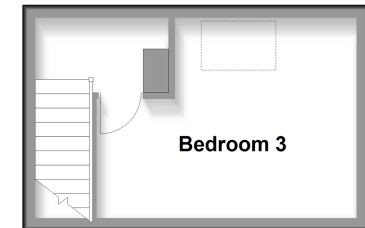
First Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.2 sq. feet)



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