



**Guide Price**  
**£210,000**

**Freehold**

3x  1x  2x 

**Brookfield Avenue,  
Dover, Kent, CT16**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented home
- Central heating and double glazing
- Close to schools & Dover town
- No onward chain complications, meaning you could be making this home your own sooner than you think
- Dover has a main railway station with high speed links to London

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 12'4 x 11'7 (3.76m x 3.53m)

Dining Area : 12'0 x 11'2 (3.66m x 3.41m)

Kitchen : 6'8 x 5'6 (2.03m x 1.68m)

### FIRST FLOOR

Landing

Family Bathroom : 7'6 x 7'5 (2.29m x 2.26m)

Bedroom 1 : 12'1 x 11'3 (3.69m x 3.43m)

Bedroom 2 : 12'3 x 10'9 (3.74m x 3.28m)

Bedroom 3 : 9'9 x 6'7 (2.97m x 2.01m)

### OUTSIDE

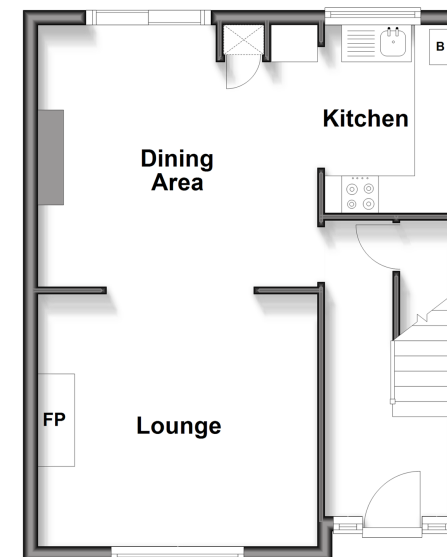
Front Garden

Rear Garden

Garden Cabin

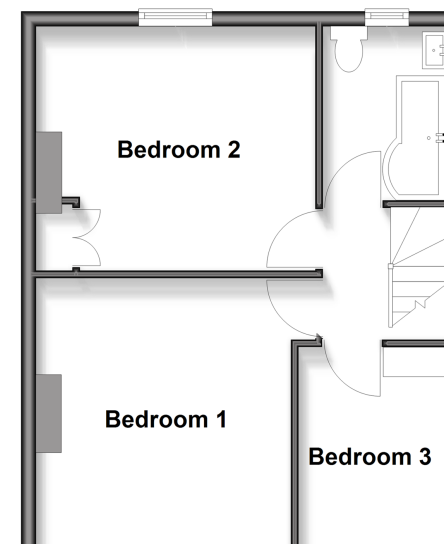
### Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.5 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



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