



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**

**£275,000**

**Freehold**

2x 1x 1x

**Broadacre, Lydden,  
Dover, Kent, CT15**

*Wards*  
Helping you move forwards



## Main features

- Located in a quiet cul-de-sac
- No onward chain, ready for a smooth move
- Solar panels for energy efficiency and reduced bills
- Spacious living areas and well proportioned bedrooms
- Private rear garden with

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Bedroom 1 : 11'2 x 10'1 (3.41m x 3.08m)

Bedroom 2 : 14'5 x 10'9 (4.40m x 3.28m)

Bathroom : 6'9 x 6'9 (2.06m x 2.06m)

Lounge : 14'2 x 9'7 (4.32m x 2.92m)

Kitchen : 11'7 x 11'4 (3.53m x 3.46m)

Conservatory : 18'2 x 9'1 (5.54m x 2.77m)

### OUTBUILDING

Garage

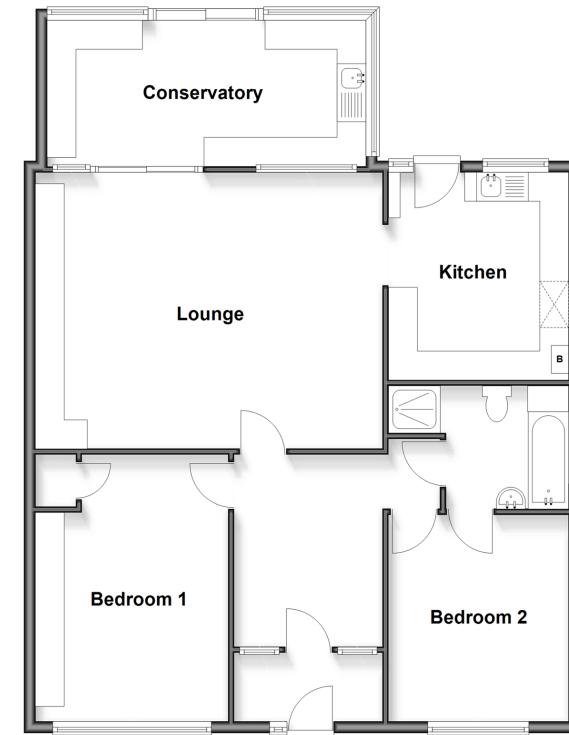
### OUTSIDE

Shed

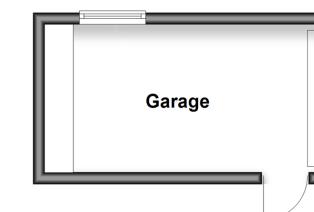
Front Garden

Rear Garden

Ground Floor  
Approx. 102.0 sq. metres (1097.7 sq. feet)



Outbuilding  
Approx. 12.4 sq. metres (133.6 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.