



Guide Price
£425,000

Freehold

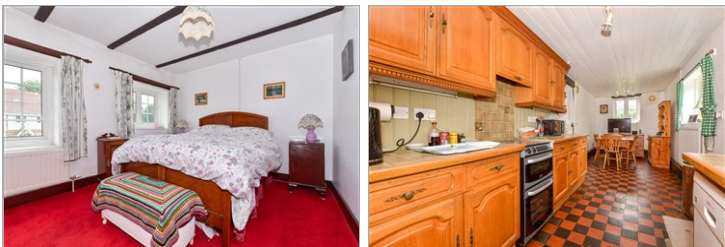
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**The Old Bakery, Mill
Lane, Dover, Kent, CT15**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Flexible Living:** with separate areas giving potential for self-contained living, subject to reconfiguration and consents
- **Shepherdswell offers local facilities**
- **Parking and gardens with patio**
- **Ideal to commute with easy access to A2**
- **Chain free, move-in-ready property**

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
 Lounge: 12'6 x 11'9 (3.81m x 3.58m)
 Dining Room: 12'3 x 10'7 (3.74m x 3.23m)
 Kitchen/Breakfast Room: 25'2 x 7'7 (7.68m x 2.31m)
 Shower Room: 7'5 x 4'9 (2.26m x 1.45m)
 Family Room: 13'4 x 7'8 (4.07m x 2.34m)
 Conservatory: 8'5 x 5'3 (2.57m x 1.60m)
 Bedroom 4: 10'4 x 7'8 (3.15m x 2.44m)
 Sitting Room: 13'4 x 10'7 (4.07m x 3.23m)

FIRST FLOOR

Landing
 Bedroom 1: 15'5 x 12'6 (4.70m x 3.81m)
 Bedroom 2: 12'3 x 8'1 (3.74m x 2.47m)
 Bedroom 3: 9'6 x 9'1 (2.90m x 2.77m)
 Bathroom: 13'1 x 8'1 (3.99m x 2.47m)

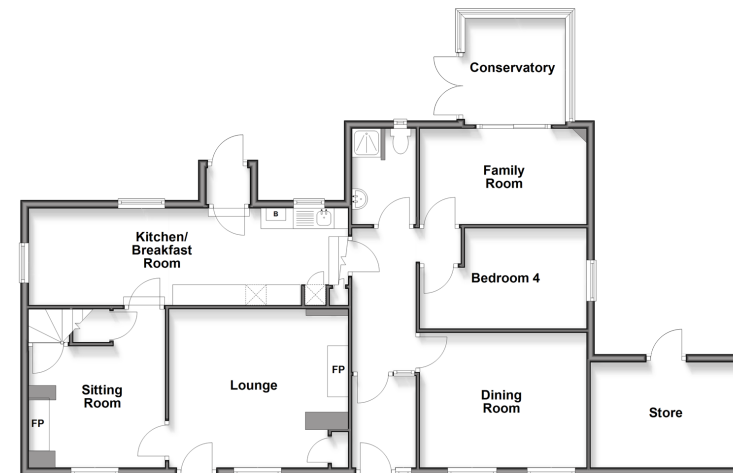
OUTBUILDING

Double Garage

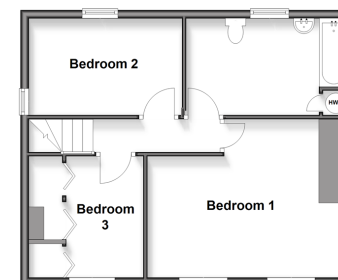
OUTSIDE

Driveway
 Outside Store Room
 Front and Rear Gardens

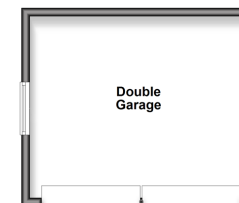
Split Level Ground Floor
 Approx. 114.9 sq. metres (1236.4 sq. feet)



First Floor
 Approx. 49.5 sq. metres (532.7 sq. feet)



Outbuilding
 Approx. 23.8 sq. metres (255.9 sq. feet)



Call Dover - 01304 214876 ■ wardsofkennt.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease