



Guide Price
£160,000

Freehold

2x  1x  1x 

**Coombe Valley Road,
Dover, Kent, CT17**

Wards
Helping you move forwards



Main features

- **Spacious 'Victorian' home**
- **Perfect first time buy or buy to let investment**
- **Open plan lounge/diner, making the house feel spacious**
- **Close to schools & local amenities & on main bus route**
- **Some modernisation needed, a perfect blank canvas**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner : 22'6 x 11'11 (6.86m x 3.63m)

Kitchen : 9'7 x 6'10 (2.92m x 2.08m)

Shower Room: 9'8 x 5'10 (2.95m x 1.78m)

FIRST FLOOR

Landing

Bedroom 1 : 12'2 x 9'1 (3.71m x 2.77m)

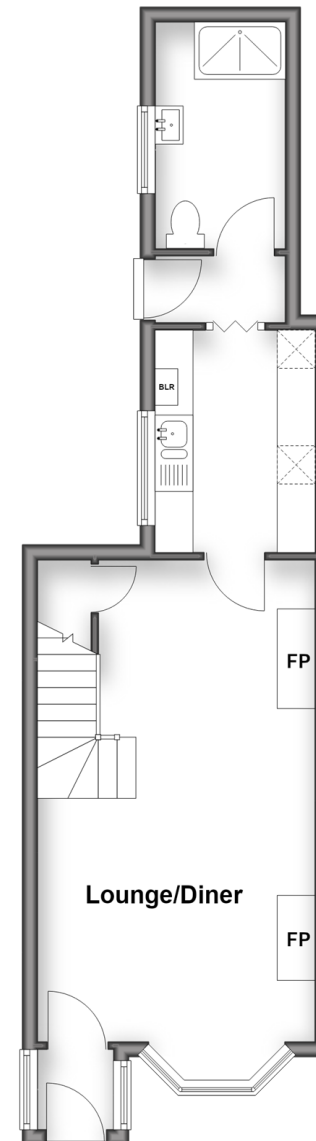
Bedroom 2 : 9'6 x 6'10 (2.90m x 2.08m)

OUTSIDE

Rear Garden

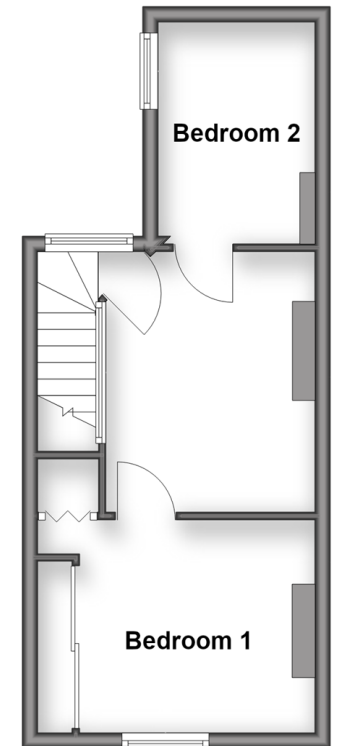
Ground Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Call Dover - 01304 214876 ■ wardsofKent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



10700S8A/20261015/TE/CDH