



Price
£520,000

Freehold

3x  2x  1x 

**Sudbury Mews, Pound
Lane, Canterbury, Kent,
CT1**

Wards
Helping you move forwards



Main features

- No onward chain
- Allocated parking and lovely private courtyard garden
- Spacious city centre home
- Over 5 years left on new build warranty
- Perfectly located for a host of amenities, Westgate Gardens and Canterbury West train station

Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)

First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)

Accommodation

GROUND FLOOR

Lounge: 11'6 x 10'6 (3.51m x 3.20m)
 Inner Hallway
 Cloakroom
 Kitchen/Diner: 11'6 x 9'0 (3.51m x 2.75m)

FIRST FLOOR

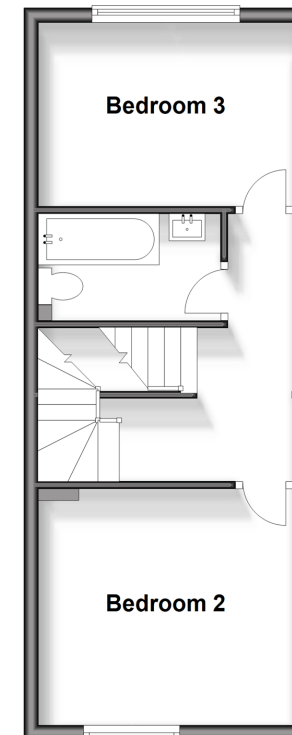
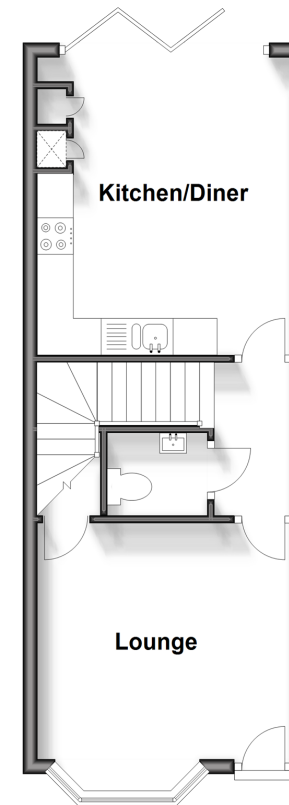
Landing
 Bedroom 2: 11'5 x 11'1 (3.48m x 3.38m)
 Bathroom
 Bedroom 3: 11'5 x 8'1 (3.48m x 2.47m)

SECOND FLOOR

Landing
 Bedroom 1: 11'6 x 9'5 (3.51m x 2.87m)
 En Suite Shower Room

OUTSIDE

Front Garden
 Rear Garden
 Allocated Parking Space



Second Floor

Approx. 18.6 sq. metres (200.2 sq. feet)



Call Canterbury - 01227 766669 ■ wardsokent.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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