



**OVER 60?**

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

**Price**

**£500,000**

**Freehold**

3x  2x  2x 

**New Street, Canterbury,  
Kent, CT2**

*Wards*

Helping you move forwards





## Main features

- Quiet street with permit on street parking
- Versatile living accommodation
- Breakfast area with french doors leading to the garden
- Newly fitted kitchen with a skylight window letting in lots of light
- Short walk to Canterbury West train station and the city centre

## Accommodation

### GROUND FLOOR

Lounge: 11'5 x 11'5 (3.48m x 3.48m)  
 Dining Room: 11'11 x 11'5 (3.63m x 3.48m)  
 Kitchen: 10'11 x 6'0 (3.33m x 1.83m)  
 Breakfast Area: 10'1 x 7'1 (3.08m x 2.16m)

### LOWER GROUND FLOOR

Lobby  
 Bedroom 3: 9'8 x 8'1 (2.95m x 2.47m)  
 Bedroom 2: 9'8 x 8'1 (2.95m x 2.47m)  
 Shower Room

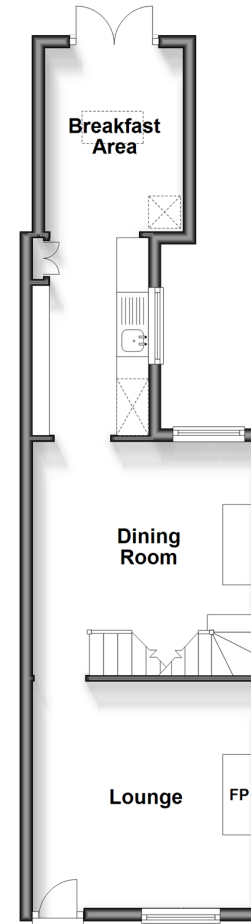
### FIRST FLOOR

Landing  
 Bedroom 1: 12'0 x 11'5 (3.66m x 3.48m)  
 Dressing Room: 9'6 x 8'2 (2.90m x 2.49m)  
 Bathroom

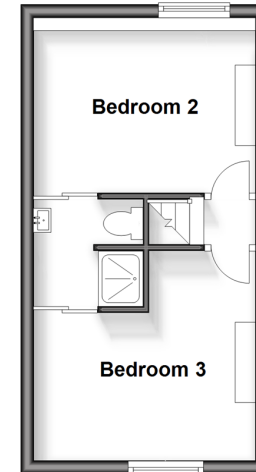
### OUTSIDE

Front Garden  
 Rear Garden

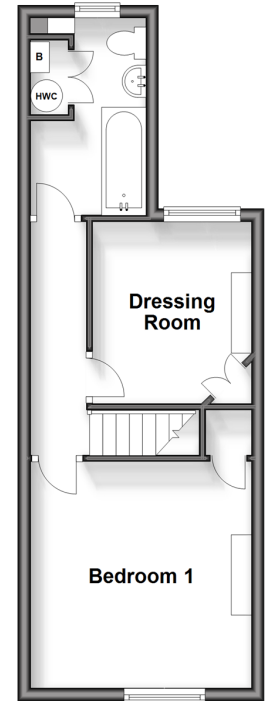
**Ground Floor**  
 Approx. 37.5 sq. metres (403.3 sq. feet)



**Lower Ground Floor**  
 Approx. 24.1 sq. metres (259.1 sq. feet)



**First Floor**  
 Approx. 31.1 sq. metres (334.6 sq. feet)



**Call Canterbury - 01227 76669 ■ wardsof Kent.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 59% less, by purchasing a Lifetime Lease.



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