



**OVER 60?**

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

**Price**

**£250,000**

**Freehold**

2x  1x  1x 

**Wincheap, Canterbury,  
Kent, CT1**

*Wards*  
Helping you move forwards





## Main features

- **Grade II listed character filled building**
- **Feature walls showcasing characteristics**
- **Good sized sunny rear garden**
- **Walking distance to the city centre and both train stations**
- **Good sized cellar, ready to be tanked or used for storage**

## Accommodation

### GROUND FLOOR

Lounge: 13'8 x 12'0 (4.17m x 3.66m)  
Dining Area: 11'6 x 10'0 (3.51m x 3.05m)  
Kitchen: 8'9 x 6'8 (2.67m x 2.03m)  
Rear Lobby  
Utility Room: 6'7 x 6'1 (2.01m x 1.86m)

### BASEMENT

Cellar: 12'2 x 9'7 (3.71m x 2.92m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'7 x 12'3 (4.14m x 3.74m)  
Bedroom 2: 10'3 x 8'8 (3.13m x 2.64m)  
Bathroom: 11'8 x 6'8 (3.56m x 2.03m)

### SECOND FLOOR

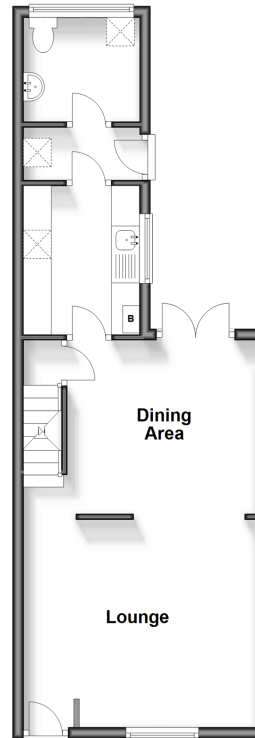
Loft Room: 22'8 x 9'4 (6.91m x 2.85m)

### OUTSIDE

Rear Garden

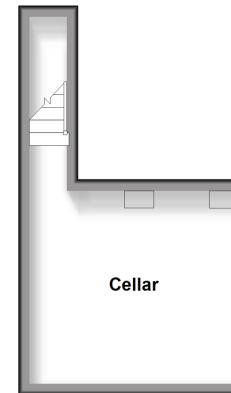
### Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



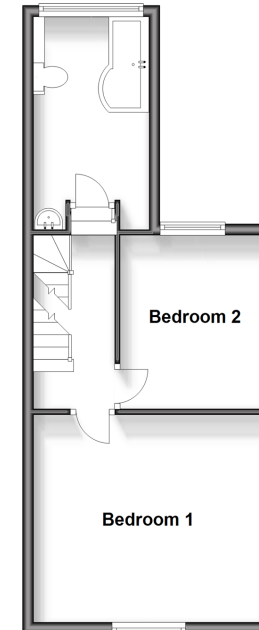
### Basement

Approx. 14.8 sq. metres (159.8 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



### Second Floor

Approx. 19.0 sq. metres (204.7 sq. feet)



**Call Canterbury - 01227 766669 ■ wardsofkent.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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