



**Price**  
**£365,000**

**Freehold**

3x  1x  2x 

**Mandeville Road,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Sought after location in a cul de sac
- In need of modernisation with period features throughout
- Catchment area for schools
- Garage en bloc
- Short walk into Canterbury's city centre and Canterbury West train station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Living Room: 13'9 x 10'0 (4.19m x 3.05m)  
 Dining Room: 11'6 x 9'10 (3.51m x 3.00m)  
 Kitchen: 9'2 x 6'9 (2.80m x 2.06m)  
 Lean-To: 11'3 x 6'5 (3.43m x 1.96m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'7 x 10'10 (3.53m x 3.30m)  
 Bedroom 2: 11'5 x 7'11 (3.48m x 2.41m)  
 Bedroom 3: 8'6 x 6'10 (2.59m x 2.08m)

### OUTBUILDING

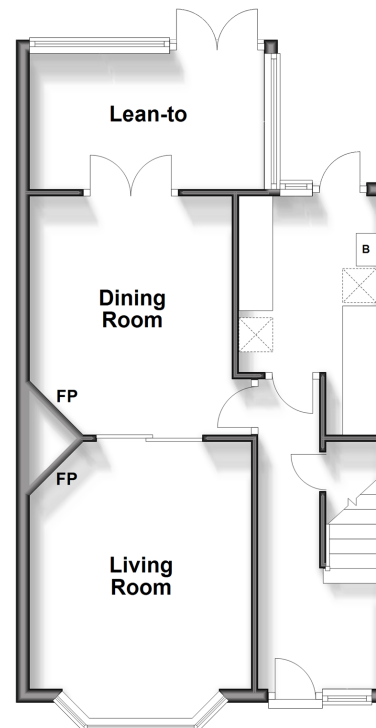
Garage En Bloc

### OUTSIDE

Front Garden  
 Rear Garden

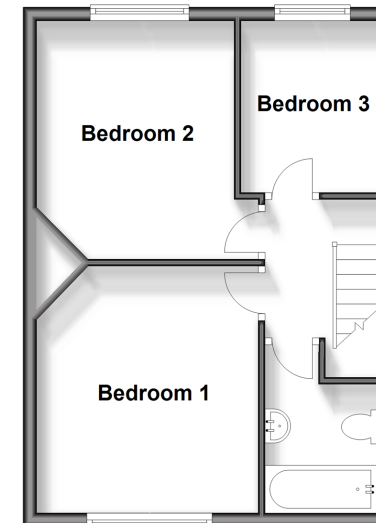
### Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



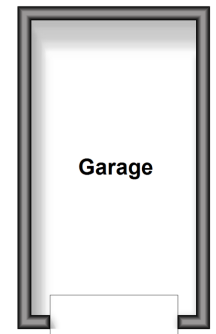
### First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



### Outbuilding

Approx. 10.6 sq. metres (114.1 sq. feet)



Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://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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