



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£310,000**

**Freehold**

3x 1x 2x

**Grove Terrace,**  
**Canterbury, Kent, CT1**

*Wards*  
Helping you move forwards



## Main features

- Within walking distance to the city centre
- Victorian house with lovely period features throughout
- Ideal first-time purchase or investment
- Secure private rear garden
- Large cellar can be used for anything

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Room: 11'9 x 10'4 (3.58m x 3.15m)

Lounge: 13'9 x 10'4 (4.19m x 3.15m)

Kitchen: 9'11 x 7'5 (3.02m x 2.26m)

Conservatory

Bathroom

### BASEMENT

Cellar: 13'9 x 11'9 (4.19m x 3.58m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 11'9 (4.19m x 3.58m)

Separate Toilet

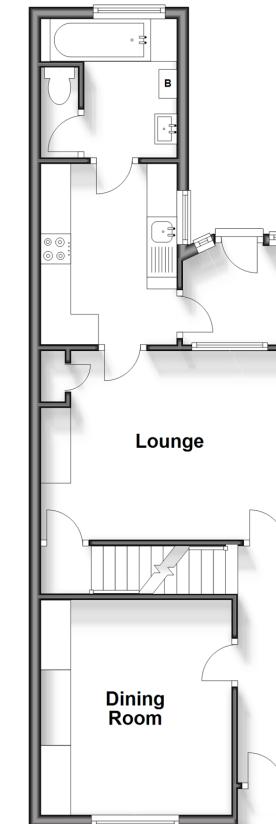
Bedroom 2: 10'4 x 9'5 (3.15m x 2.87m)

Bedroom 3: 9'11 x 7'7 (3.02m x 2.31m)

### OUTSIDE

Rear Garden

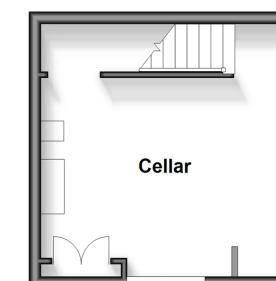
**Ground Floor**  
Approx. 47.4 sq. metres (510.6 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (422.8 sq. feet)



**Basement**  
Approx. 17.5 sq. metres (188.8 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
- 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.



CURRENT:  
D(67)

POTENTIAL:  
B(83)

