



**Price**  
**£500,000**

**Freehold**

2x  1x  1x 

**Blackfriars Street,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Extension to the rear
- Garage en bloc available to purchase separately
- Sought after central location
- A main bedroom suite with a walk-in dressing room and en-suite cloakroom

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 9'4 x 9'2 (2.85m x 2.80m)

Lounge/Diner: 15'8 x 14'5 (4.78m x 4.40m)

Study: 8'2 x 6'1 (2.49m x 1.86m)

Conservatory: 8'7 x 7'8 (2.62m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 8'8 (4.80m x 2.64m)

Walk-In Dressing Room: 6'9 x 4'9 (2.06m x 1.45m)

Cloakroom

Bedroom 2: 10'8 x 9'5 (3.25m x 2.87m)

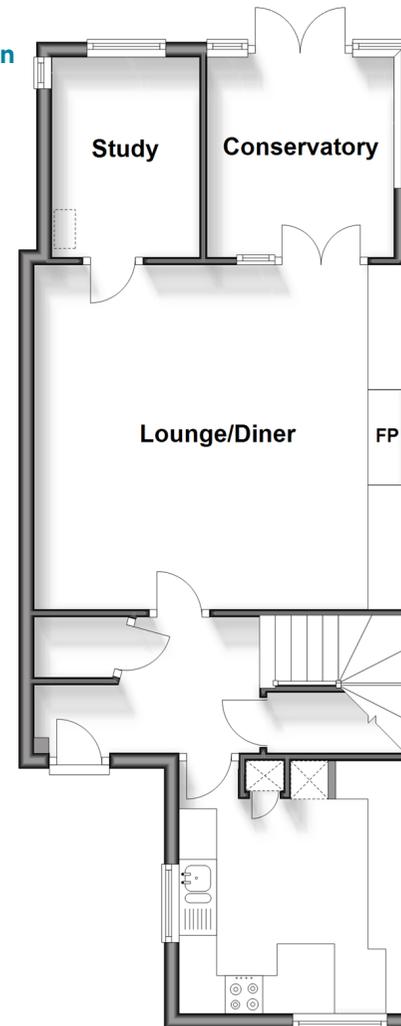
Bathroom

### OUTSIDE

Rear Courtyard Garden

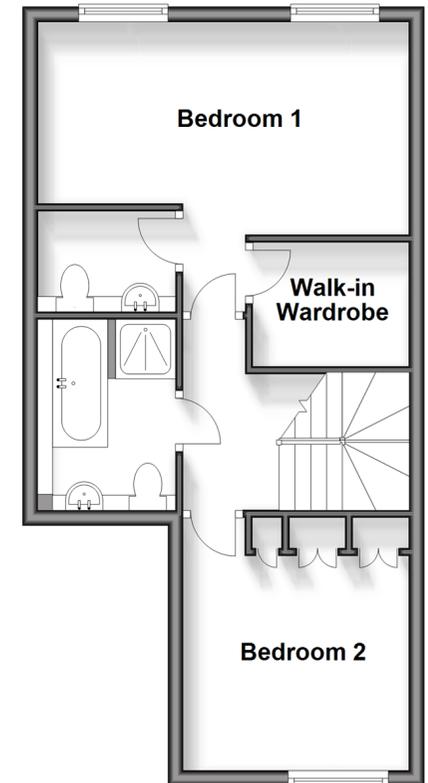
### Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://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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