



OVER 60?
Secure this property
for up to **59% less!**¹

Price

£325,000

Freehold

2x 1x 1x

**Herne Bay Road, Sturry,
Canterbury, Kent, CT2**

Wards
Helping you move forwards



Main features

- Beautifully presented home
- Modern and neutral decoration throughout
- Driveway and garage giving plenty of off road parking
- Stunning landscaped garden with patio area and home bar
- Planning permission granted for single storey rear extension

Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 16'9 x 12'1 (5.11m x 3.69m)

Dining Area: 10'11 x 10'8 (3.33m x 3.25m)

Kitchen: 15'9 x 5'10 (4.80m x 1.78m)

Rear Porch

FIRST FLOOR

Landing

Bedroom 1: 13'9 x 10'10 (4.19m x 3.30m)

Bedroom 2: 10'11 x 9'7 (3.33m x 2.92m)

Shower Room: 7'10 x 6'10 (2.39m x 2.08m)

OUTSIDE

Front Garden

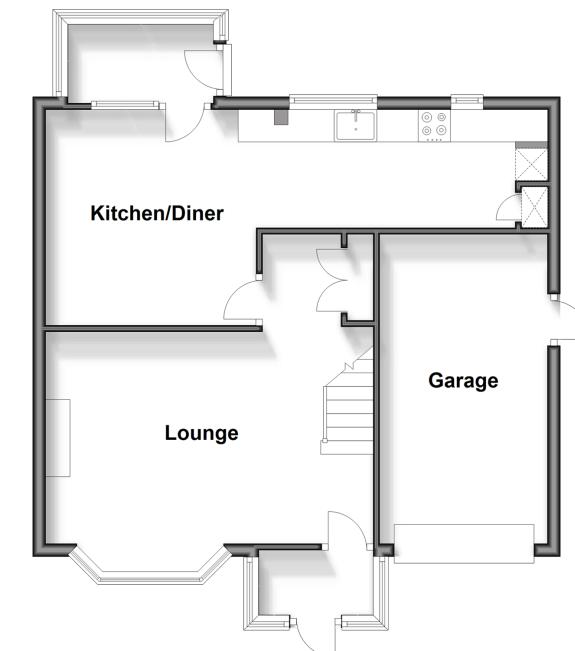
Driveway

Garage

Rear Garden

Ground Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Call Canterbury - 01227 766669 ■ 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(64)

POTENTIAL:
C(78)



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