



**OVER 60?**

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

**Price**

**£260,000**

**Freehold**

3x  1x  2x 

**Copinger Close,  
Canterbury, Kent, CT2**

*Wards*  
Helping you move forwards





## Main features

- No onward chain complications
- Located in popular residential area
- Ideal for first time buyers or investors
- Private low maintenance garden
- Walking distance to the University of Kent and the heart of the city centre

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Kitchen: (L-shaped) 11'3 x 8'7 (3.43m x 2.62m) plus 5'8 x 4'5 (1.73m x 1.35m)

Lounge: 12'1 x 9'3 (3.69m x 2.82m)

Dining Room: 12'9 x 7'9 (3.89m x 2.36m)

Rear Lobby

### FIRST FLOOR

#### Landing

Bedroom 1: 12'1 x 9'7 (3.69m x 2.92m)

Bedroom 2: 11'7 x 8'4 (3.53m x 2.54m)

Bedroom 3: 9'8 x 7'9 (2.95m x 2.36m)

Bathroom: 8'5 x 4'9 (2.57m x 1.45m)

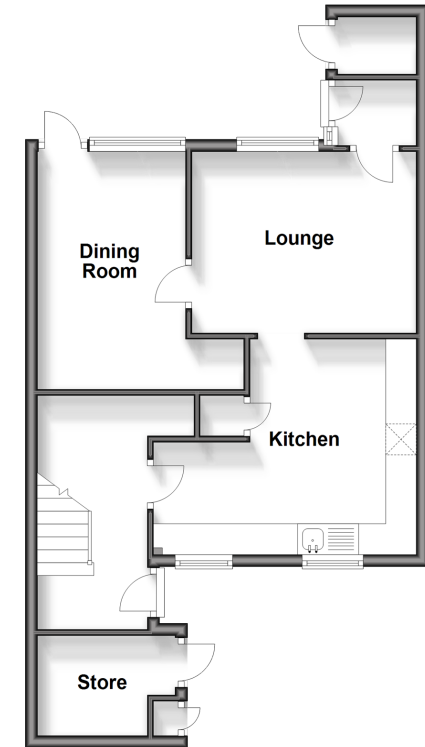
### OUTSIDE

Front Garden

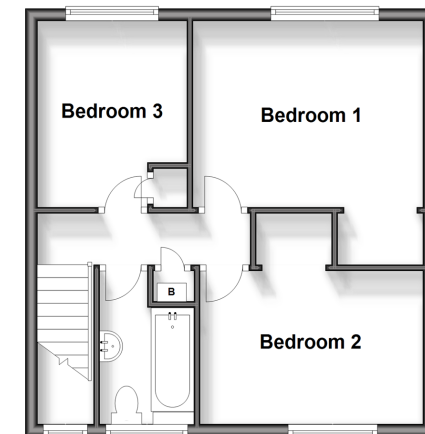
Store

Rear Garden

**Ground Floor**  
Approx. 49.4 sq. metres (531.7 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.6 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.



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