



Price
£375,000

Freehold

2x  1x  1x 

**New Dover Road,
Canterbury, Kent, CT1**

Wards
Helping you move forwards



Main features

- 2 x allocated parking spaces
- Stunning side access garden
- Freehold with maintenance service charge
- Modern, sunny and bright open plan layout
- Nestled adjacent to the historical and imposing Luxmoore House, formerly owned by the Kings School

Accommodation

GROUND FLOOR

Lounge: 15'8 x 14'0 (4.78m x 4.27m)

Cloakroom

Kitchen/Diner: 11'8 x 9'4 (3.56m x 2.85m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'5 (4.12m x 2.87m)

Bedroom 2: 10'6 x 9'5 (3.20m x 2.87m)

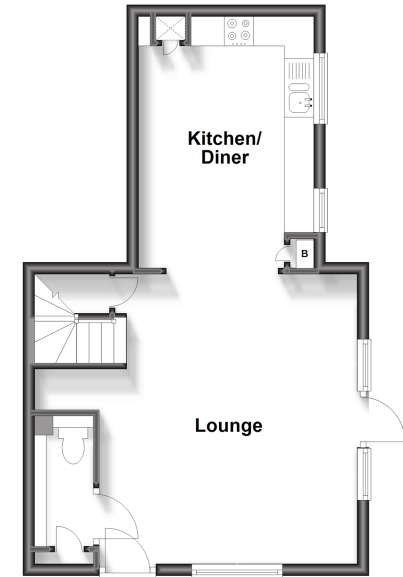
Bathroom: 9'9 x 7'4 (2.97m x 2.24m)

OUTSIDE

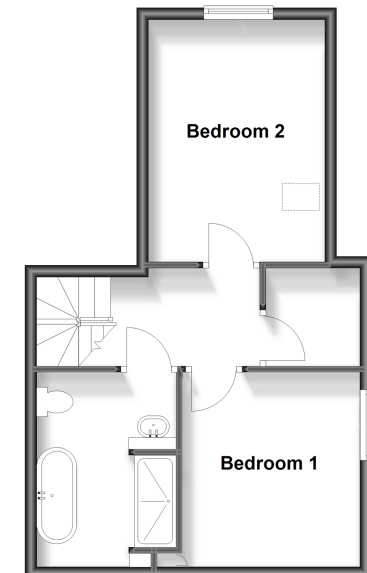
Allocated Parking Space x 2

Rear Garden

Ground Floor
Approx. 41.6 sq. metres (447.3 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.2 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



10349028/20250603/TG/MW