



Price
£500,000

Freehold

4x  2x  1x 

**Wells Avenue,
Canterbury, Kent, CT1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Detached family home
- No onward chain complications
- Off road parking and garage
- Set in the popular South Canterbury location
- Walking distance to the city centre and Christ Church University

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Kitchen: 14'3 x 9'2 (4.35m x 2.80m)
Lounge: 15'9 x 13'6 (4.80m x 4.12m)
Dining Area: 11'1 x 8'6 (3.38m x 2.59m)
Conservatory: 11'1 x 8'6 (3.38m x 2.59m)

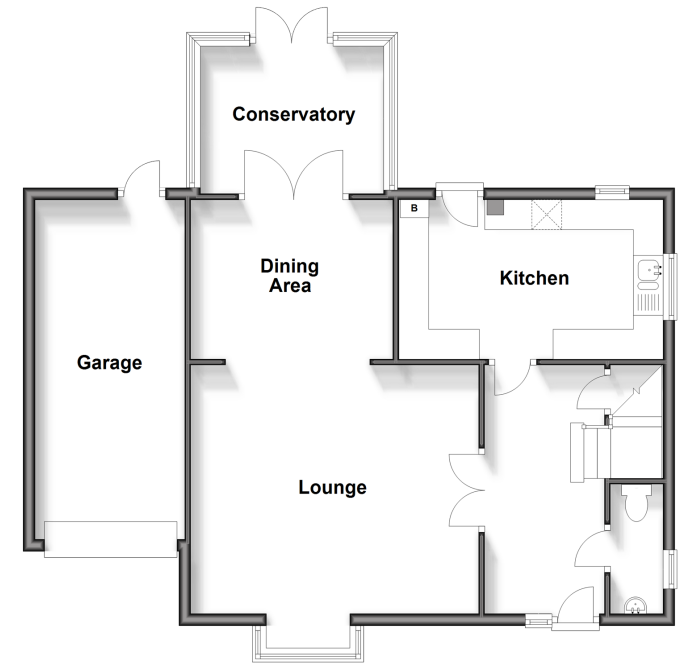
FIRST FLOOR

Landing
Bedroom 1: 12'7 x 11'5 (3.84m x 3.48m)
En Suite Shower Room
Bedroom 2: 10'9 x 10'5 (3.28m x 3.18m)
Bedroom 3: 10'2 x 7'0 (3.10m x 2.14m)
Bedroom 4: 8'8 x 7'6 (2.64m x 2.29m)
Bathroom

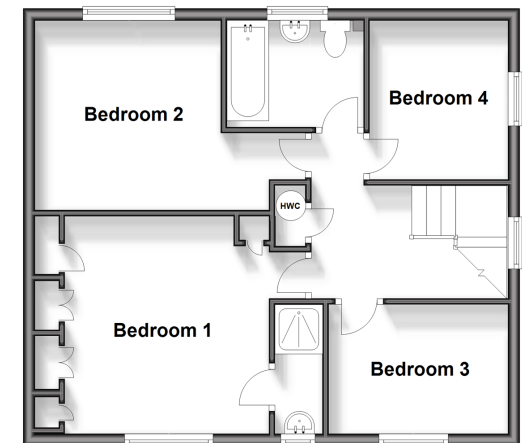
OUTSIDE

Front Garden
Off Road Parking
Garage: 18'8 x 8'2 (5.69m x 2.49m)
Rear Garden

Ground Floor
Approx. 78.0 sq. metres (840.1 sq. feet)



First Floor
Approx. 54.9 sq. metres (590.9 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.



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