



**Price**

**£270,000**

**Freehold**

3x  1x  2x 

**Dickens Avenue,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Perfect for first time buyers for growing families
- Generous storage throughout
- Well presented and ready to move into
- Private garden - ideal for pets and children
- Excellent location within walking distance of amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'8 x 12'1 (4.17m x 3.69m)

Dining Room: 10'3 x 8'5 (3.13m x 2.57m)

Kitchen: 10'2 x 8'5 (3.10m x 2.57m)

Cloakroom: 2'8 x 2'8 (0.81m x 0.81m)

Utility Room: 8'2 x 3'8 (2.49m x 1.12m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 12'1 (3.69m x 3.69m)

Bedroom 2: 13'5 x 8'6 (4.09m x 2.59m)

Bedroom 3: 8'9 x 8'6 (2.67m x 2.59m)

Bathroom: 7'1 x 5'5 (2.16m x 1.65m)

### OUTSIDE

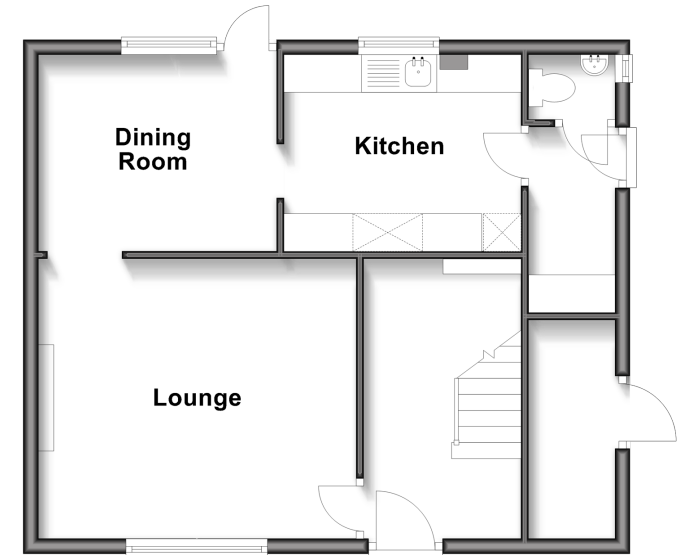
Front Garden

Off Street Parking

Rear Garden

### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.3 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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