



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

**Guide Price**  
**£325,000**

**Freehold**

3x 1x 1x

**Shalloak Road, Broad  
Oak, Canterbury, Kent,  
CT2**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Driveway to the front of the property
- Fantastic village location with country walks close by
- Potential to extend into your perfect home subject to the necessary planning permissions being obtained
- Blank canvas for you to put your own stamp on

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hallway  
 Lounge: 14'6 x 11'3 (4.42m x 3.43m)  
 Kitchen: 11'4 x 6'0 (3.46m x 1.83m)  
 Dining Area: 12'0 x 10'1 (3.66m x 3.08m)

### FIRST FLOOR

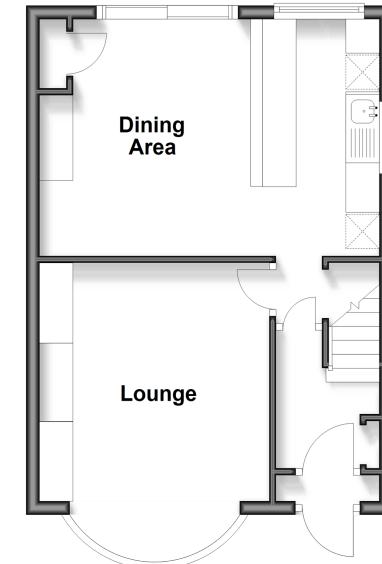
Landing  
 Bedroom 1: 14'6 x 10'4 (4.42m x 3.15m)  
 Bedroom 2: 11'7 x 10'4 (3.53m x 3.15m)  
 Bedroom 3: 7'0 x 6'0 (2.14m x 1.83m)  
 Shower Room: 6'0 x 5'1 (1.83m x 1.80m)

### OUTSIDE

Front Garden  
 Driveway  
 Rear Garden

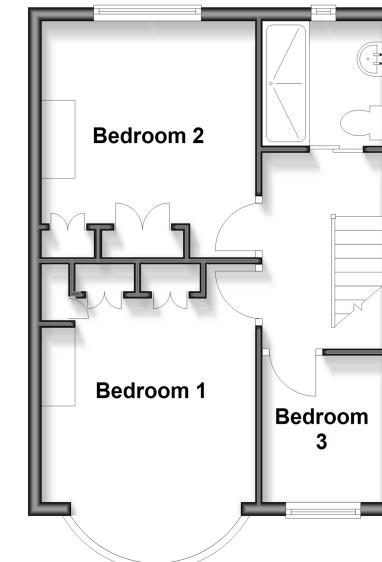
### Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.6 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 50% less, by purchasing a Lifetime Lease.



CURRENT:  
D(68)

POTENTIAL:  
B(87)



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