



**Guide Price**  
**£375,000**

**Freehold**

4x  2x  1x 

**Cambridge Road,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Stunning main bedroom with en suite shower room
- Ready to move in
- Deceptively spacious terraced house
- Potential to extend to the rear subject to the necessary planning permissions
- Walking distance of the city centre and Canterbury East station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'10 x 11'5 (4.22m x 3.48m)

Kitchen/Diner: 20'7 x 12'9 (6.28m x 3.89m)

### FIRST FLOOR

Landing

Bedroom 2: 13'10 x 9'3 (4.22m x 2.82m)

Bedroom 3: 11'8 x 11'4 (3.56m x 3.46m)

Bedroom 4: 13'1 x 7'11 (3.99m x 2.41m)

Bathroom: 7'7 x 5'5 (2.31m x 1.65m)

### SECOND FLOOR

Landing

Bedroom 1: 15'10 x 13'9 (4.83m x 4.19m)

En Suite Shower Room: 6'2 x 5'7 (1.88m x 1.70m)

### OUTBUILDING

Toilet

Storage Cupboard

Room 1: 7'4 x 6'9 (2.24m x 2.06m)

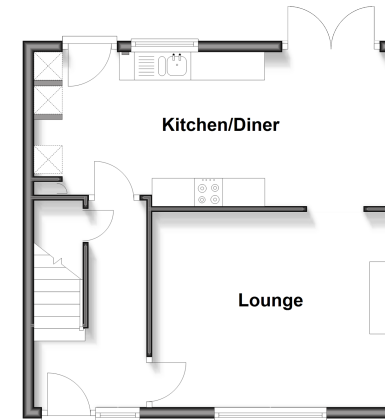
### OUTSIDE

Driveway

Rear Garden

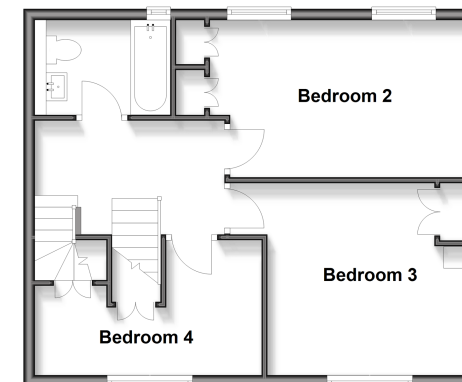
### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



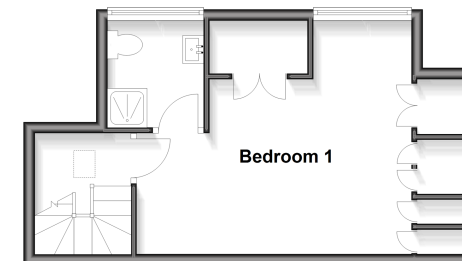
### First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



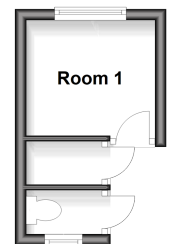
### Second Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



### Outbuilding

Approx. 6.9 sq. metres (74.6 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.



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