



Guide Price

£725,000

Freehold

5x  3x  3x 

**South Canterbury Road,
Canterbury, Kent, CT1**

OVER 60?

You could get up to
59% off the price!*

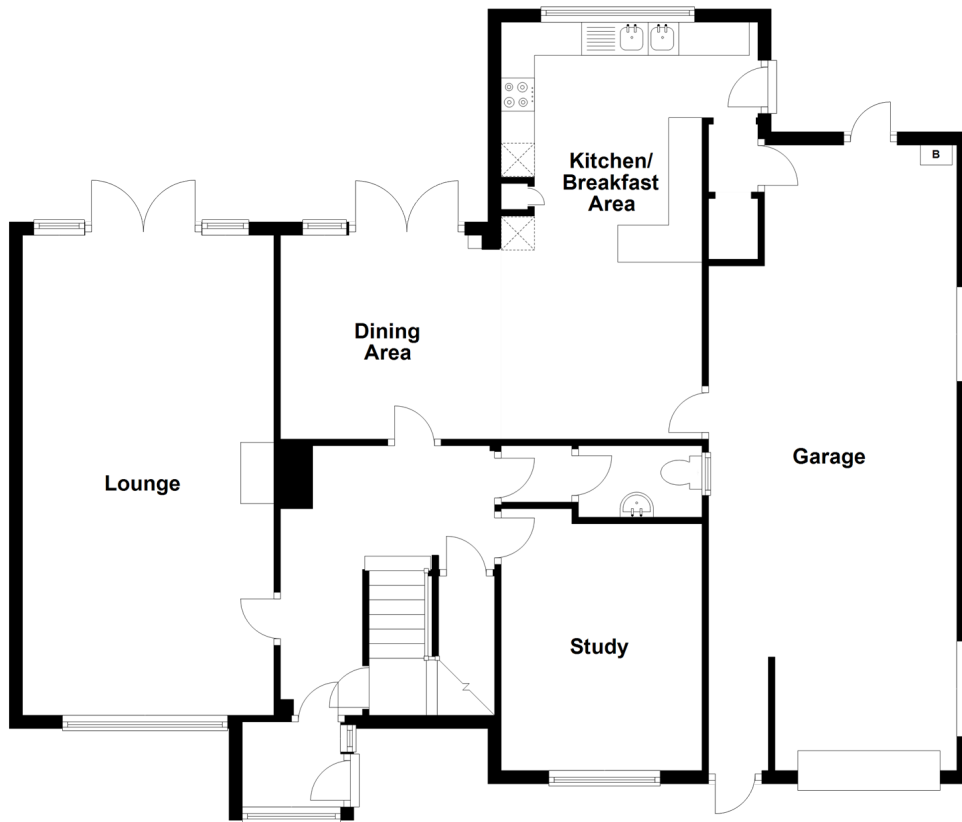


Video Tour available

Wards
Helping you move forwards

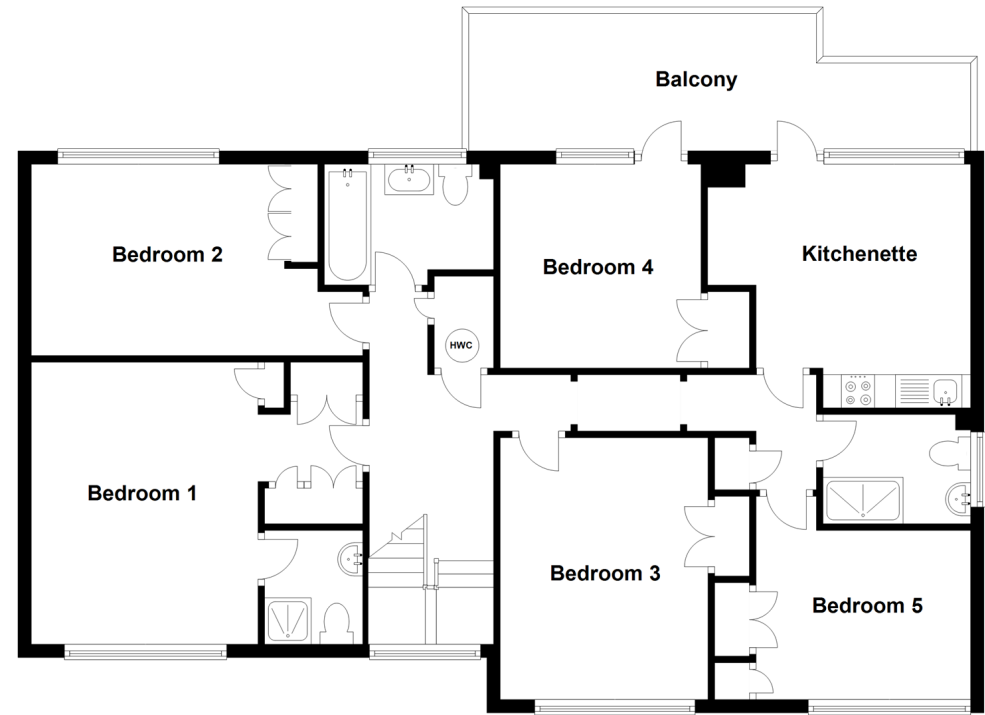
Ground Floor

Approx. 126.0 sq. metres (1355.9 sq. feet)



First Floor

Approx. 107.9 sq. metres (1161.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 23'9 x 12'4 (7.24m x 3.76m)

Study: 11'10 x 9'4 (3.61m x 2.85m)

Downstairs Cloakroom

Dining Area: 9'11 x 9'10 (3.02m x 3.00m)

Kitchen/Breakfast Area: 20'3 x 9'9 plus recess (6.18m x 2.97m)

FIRST FLOOR

Landing

Bedroom 1: 13'11 x 11'2 plus recess (4.24m x 3.41m)

En-suite Shower Room: 5'7 x 4'10 (1.70m x 1.47m)

Bedroom 2: 14'2 x 9'4 (4.32m x 2.85m)

Bathroom: 8'1 x 5'3 (2.47m x 1.60m)

Bedroom 3: 12'5 x 9'1 (3.79m x 2.77m)

Bedroom 4: 9'10 x 9'7 (3.00m x 2.92m)

Bedroom 5: 10'10 x 8'10 (3.30m x 2.69m)

Shower Room: 7'3 x 4'11 (2.21m x 1.50m)

Kitchenette: 11'6 x 10'11 (3.51m x 3.33m)

OUTSIDE

Front Garden

Integral Garage

Rear Garden



Main features

- Stunning and imposing detached home
- Desirable South Canterbury Road location
- Generous sized rooms
- Versatile accommodation
- Balcony overlooking the large rear garden



Nearest Schools

Primary Schools: Wincheap Foundation Primary 0.6 miles, Pilgrims' Way Primary and Nursery 0.7 miles, St Peter's Methodist Primary 0.9 miles
Secondary Schools: The Orchard School 0.3 miles, Simon Langton Grammar School for Boys 0.4 miles



Transport Information

Train Stations: Canterbury East 0.6 miles, Canterbury West 1.2 miles, Sturry 2.5 miles



Address

South Canterbury Road, Canterbury, Kent, CT1



Directions

For directions to this property please contact us.



Call Canterbury Branch 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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