



Guide Price
£375,000

Freehold

3x  1x  1x 

**Mandeville Road,
Canterbury, Kent, CT2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- No onward chain complications
- Semi detached family home
- Set in a sought after location
- Great opportunity to make it your own
- Short walk to Canterbury's city centre and Canterbury West train station

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hallway
Cloakroom
Lounge: 12'0 x 12'0 (3.66m x 3.66m)
Dining Area: 12'0 x 10'1 (3.66m x 3.08m)
Sun Room: 16'0 x 6'1 (4.88m x 1.86m)
Kitchen: 7'0 x 7'0 (2.14m x 2.14m)
Lean To: 9'1 x 4'0 (2.77m x 1.22m)

FIRST FLOOR

Landing
Bedroom 1: 12'1 x 11'1 (3.69m x 3.38m)
Bedroom 2: 10'1 x 10'0 (3.08m x 3.05m)
Bedroom 3: 8'0 x 7'1 (2.44m x 2.16m)
Shower Room: 7'1 x 6'0 (2.16m x 1.83m)

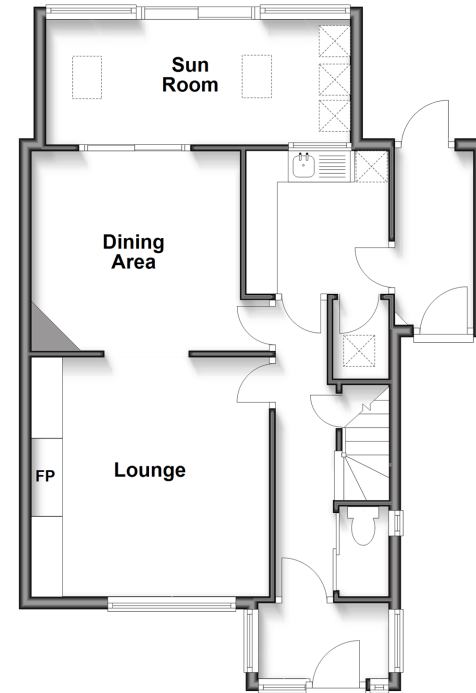
OUTBUILDING

Room 1

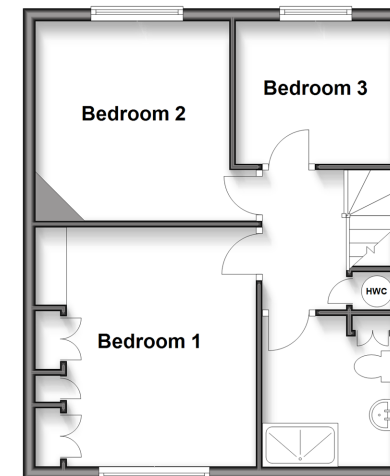
OUTSIDE

Front Garden
Off Road Parking
Rear Garden

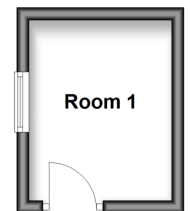
Ground Floor
Approx. 58.0 sq. metres (624.3 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.5 sq. feet)



Outbuilding
Approx. 6.6 sq. metres (71.5 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 50% less, by purchasing a Lifetime Lease.



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