



**Price**

**£350,000**

**Freehold**

3x 1x 1x

**Cobham Close,  
Canterbury, Kent, CT1**

*Wards*  
Helping you move forwards



## Main features

- **Being sold with no onward chain**
- **Adaptable and versatile living space**
- **Beautiful garden with greenhouse with power**
- **Wonderful conservatory to the rear with french doors leading out onto the rear garden**
- **Popular location in South Canterbury on a no through road**

## Nearest Schools

Primary Schools: Pilgrims' Way Primary and Nursery 0.4 miles, St Thomas' Catholic Primary, Canterbury 1.6 miles, St Stephen's Junior School 1.9 miles  
Secondary Schools: St Anselm's Catholic School 0.9 miles

## Transport Information

Train Stations: Canterbury East 1.7 miles, Canterbury West 2.5 miles, Sturry 3.7 miles

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Bedroom 1: 13'2 x 11'0 (4.02m x 3.36m)

Bedroom 2: 11'6 x 7'4 (3.51m x 2.24m)

Bedroom 3: 8'11 x 7'8 (2.72m x 2.34m)

Bathroom: 7'7 x 6'1 (2.31m x 1.86m)

Lounge: 14'8 x 11'9 (4.47m x 3.58m)

Kitchen: 8'3 x 6'4 (2.52m x 1.93m)

Conservatory: 17'4 x 7'0 (5.29m x 2.14m)

### OUTSIDE

#### Front Garden

#### Driveway

#### Garage

#### Rear Garden

**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

