



Guide Price
£350,000

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

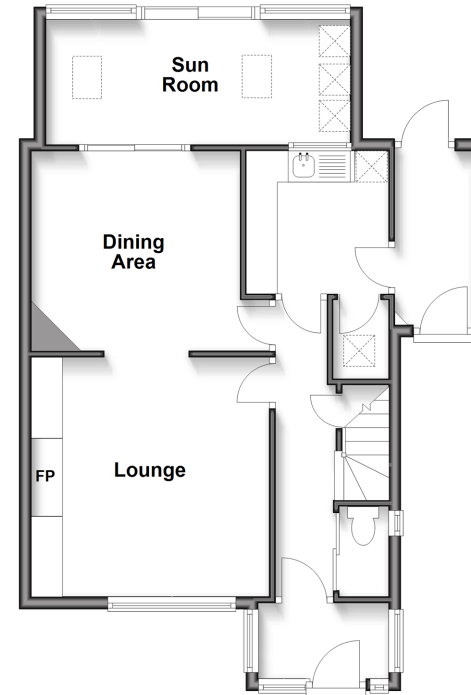
OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

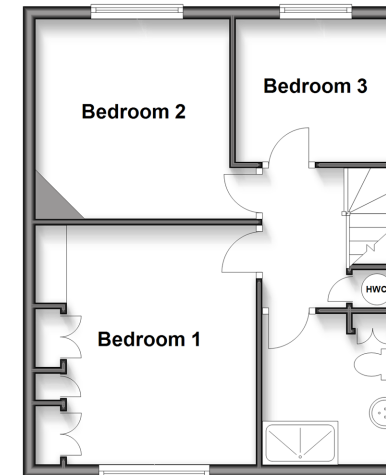
Call Canterbury - 01227 766669 ■ wardsokent.co.uk

- 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 59% less, by purchasing a Lifetime Lease

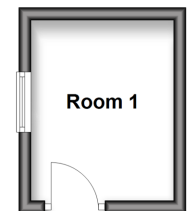
Ground Floor
Approx. 58.0 sq. metres (624.3 sq. feet)



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



Outbuilding
Approx. 6.6 sq. metres (71.5 sq. feet)



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