



Guide Price
£650,000

Freehold

4x  1x  3x 

**St. Thomas Hill,
Canterbury, Kent, CT2**

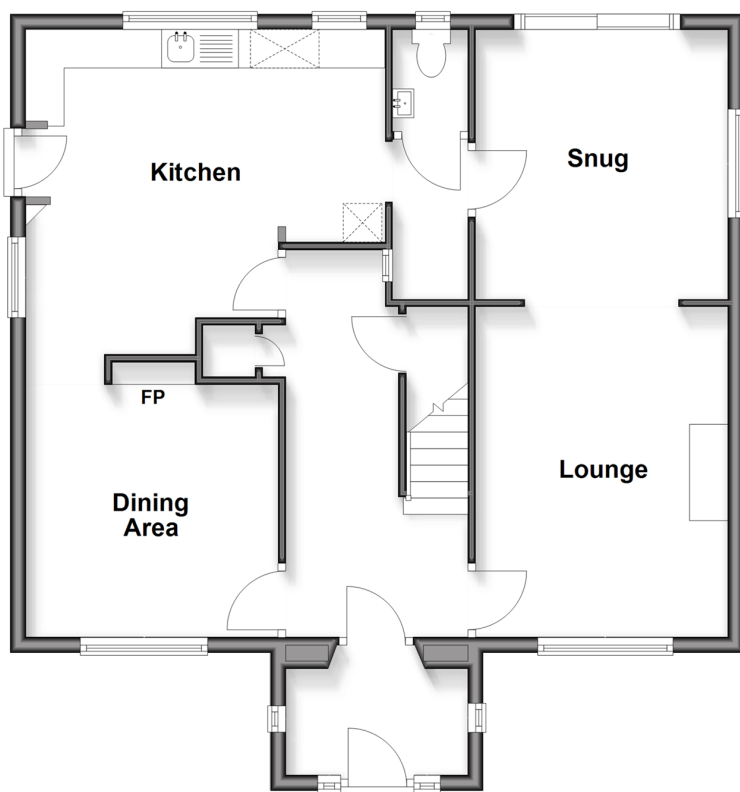
OVER 60?

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

Wards
Helping you move forwards

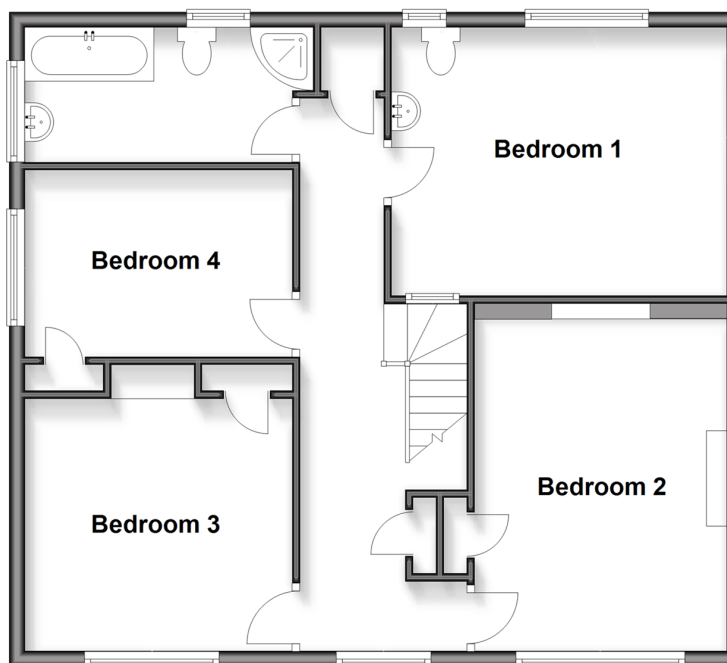
Ground Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



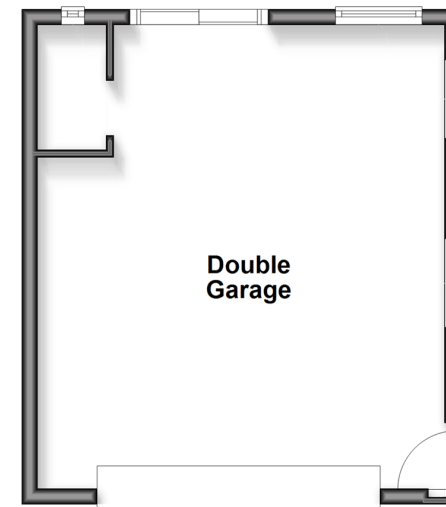
First Floor

Approx. 74.0 sq. metres (796.0 sq. feet)



Outbuilding

Approx. 31.9 sq. metres (343.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hallway
Dining Area: 11'5 x 10'7 (3.48m x 3.23m)
Kitchen: 15'3 x 13'9 (4.65m x 4.19m)
Lounge: 15'3 x 10'7 (4.65m x 3.23m)
Snug: 12'0 x 10'7 (3.66m x 3.23m)
Cloakroom

FIRST FLOOR

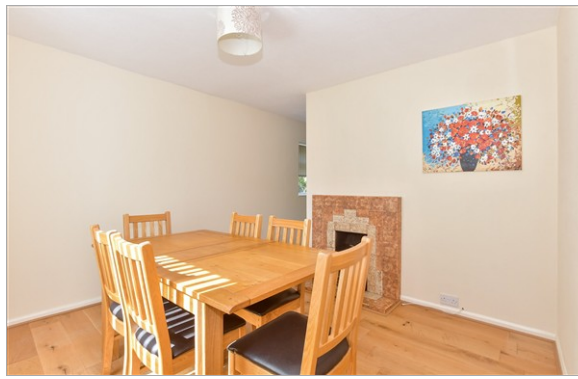
Landing
Bedroom 1: 14'3 x 11'4 (4.35m x 3.46m)
Bedroom 2: 14'1 x 10'8 (4.30m x 3.25m)
Bedroom 3: 11'3 x 10'7 (3.43m x 3.23m)
Bedroom 4: 11'8 x 7'9 (3.56m x 2.36m)
Bathroom: 11'4 x 5'7 (3.46m x 1.70m)

OUTBUILDING

Double Garage

OUTSIDE

Front Garden
Off Road Parking
Rear Garden



Main features

- No onward chain complications
- Garage and plenty of parking space
- Generous garden, ideal for children and pets
- Ready for someone to make it their own
- Central location, walking distance to city centre and Canterbury West train station and Kent University



Nearest Schools

Primary Schools: St Stephen's Junior School 0.7 miles, Beauherne Primary 0.8 miles, Blean Primary 0.8 miles
Secondary Schools: St Edmund's School 0.2 miles, Kent College (Canterbury) 0.4 miles, The Archbishop's School 0.6 miles



Transport Information

Train Stations: Canterbury West 0.6 miles, Canterbury East 1.1 miles, Sturry 2.4 miles



Address

St. Thomas Hill, Canterbury, Kent, CT2



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
- 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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