



Guide Price
£475,000

Freehold

4x  2x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- Stunning rear garden with hot tub
- Driveway to the front of the home
- Downstairs shower room and utility room
- Beautiful family home with bundles of space to adapt to suit your needs
- Fantastic location within walking distance of Canterbury West station and the thriving city centre

Accommodation

GROUND FLOOR

Entrance Hallway

Utility Room: 5'8 x 5'3 (1.73m x 1.60m)

Shower Room: 7'1 x 4'11 (2.16m x 1.50m)

Sitting Room: 12'6 x 11'3 (3.81m x 3.43m)

Kitchen: 17'6 x 7'5 (5.34m x 2.26m)

Lounge: 12'0 x 11'0 (3.66m x 3.36m)

Dining Area: 11'0 x 8'8 (3.36m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1: 11'7 x 11'6 (3.53m x 3.51m)

Bedroom 2: 10'6 x 10'4 (3.20m x 3.15m)

Bedroom 3: 9'9 x 9'7 (2.97m x 2.92m)

Bedroom 4: 8'4 x 7'8 (2.54m x 2.34m)

Bathroom: 6'9 x 5'11 (2.06m x 1.80m)

OUTSIDE

Front Garden

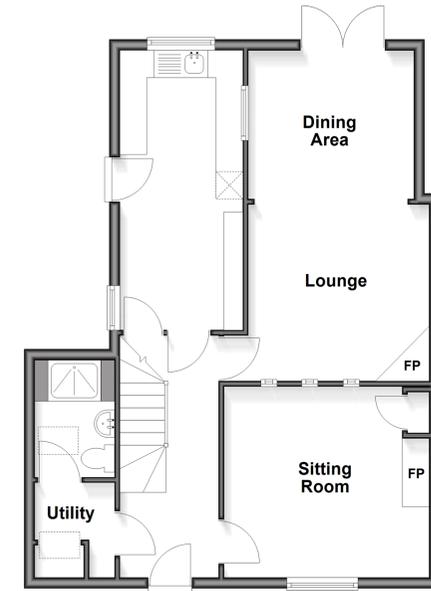
Driveway

Rear Garden

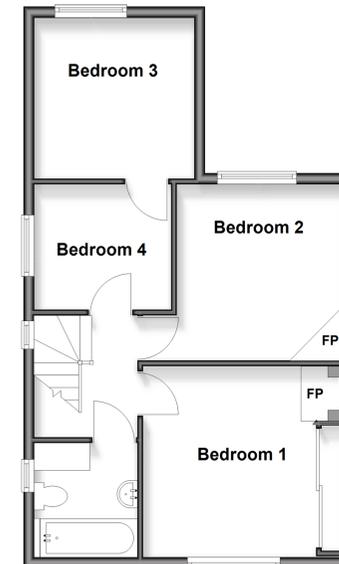
Call Canterbury - 01227 766669 ■ wardsof Kent.co.uk

- 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.

Ground Floor
Approx. 60.8 sq. metres (654.2 sq. feet)



First Floor
Approx. 47.8 sq. metres (514.9 sq. feet)



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