



**Guide Price**  
**£220,000**

**Freehold**

2x  1x  1x 

**Milner Crescent,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Bundles of potential to extend and develop subject to the necessary planning permissions being obtained
- Driveway and detached garage with power
- Perfect first time purchase
- Great location within walking distance of shops and schools
- Amazing garden to potter around in

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'0 x 11'5 (4.27m x 3.48m)

Kitchen: 10'11 x 6'7 (3.33m x 2.01m)

Bathroom

### FIRST FLOOR

Landing

Cloakroom

Bedroom 2: 11'0 x 8'3 (3.36m x 2.52m)

Bedroom 1: 17'6 x 10'0 (5.34m x 3.05m)

### OUTBUILDING

Garage: 18'10 x 8'3 (5.74m x 2.52m)

### OUTSIDE

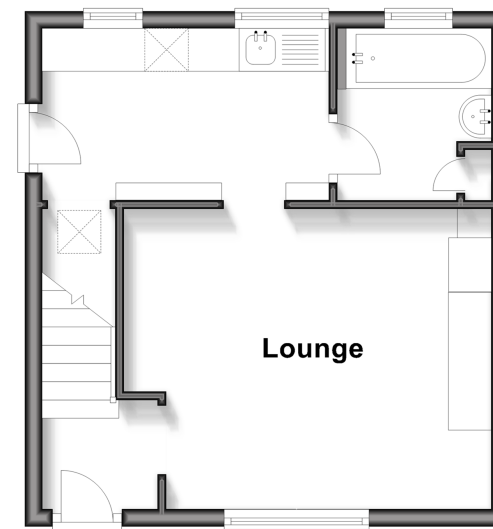
Front Garden

Driveway

Rear Garden

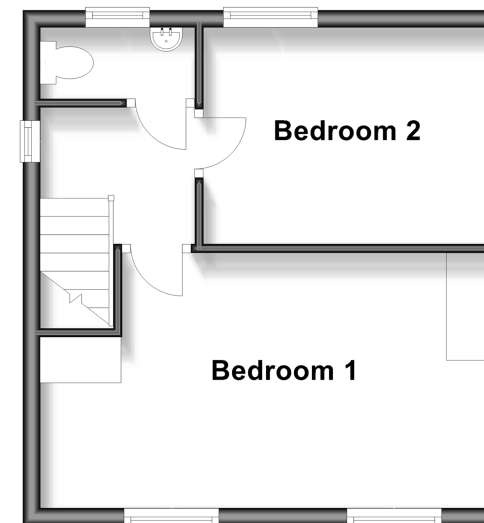
## Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



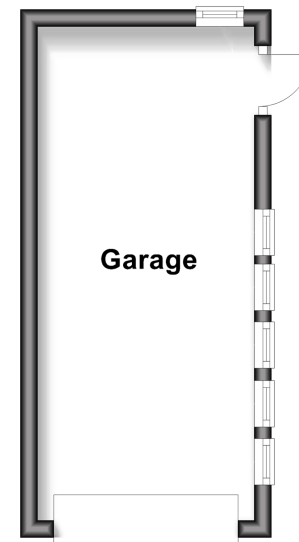
## First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



## Outbuilding

Approx. 14.5 sq. metres (155.7 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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