



Guide Price

£280,000

Freehold

3x  1x  1x 

**Ince Road, Canterbury,
Kent, CT2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Double gates with parking to rear of the home
- Useful cloakroom toilet/utility space
- Within catchment of 'Outstanding' OFSTED rated primary school
- Beautiful kitchen/diner with large island, perfect for entertaining
- Wonderfully private garden with a 'home pub' with power and lighting

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hallway
 Lounge: 19'5 x 11'7 (5.92m x 3.53m)
 Kitchen: 16'6 x 11'3 (5.03m x 3.43m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 1: 11'8 x 10'8 (3.56m x 3.25m)
 Bedroom 2: 11'11 x 9'2 (3.63m x 2.80m)
 Bedroom 3: 10'1 x 8'7 (3.08m x 2.62m)
 Bathroom: 8'8 x 8'4 (2.64m x 2.54m)

OUTBUILDING

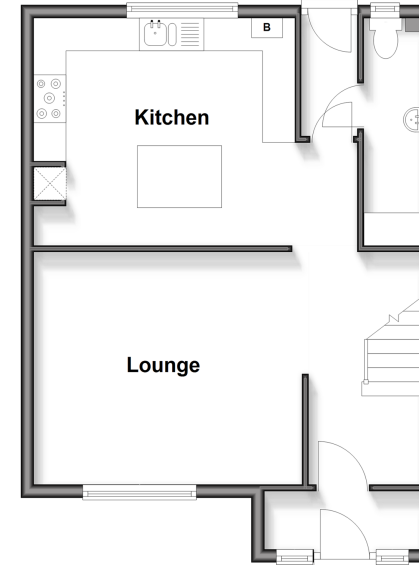
Store: 12'2 x 9'8 (3.71m x 2.95m)

OUTSIDE

Front Garden
 Rear Garden
 Off Road Parking

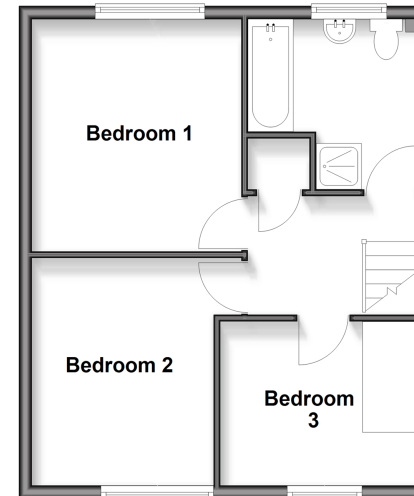
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



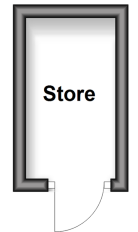
First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Outbuilding

Approx. 3.4 sq. metres (36.6 sq. feet)



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



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