



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

3x 2x 1x

**George Roche Road,  
Canterbury, Kent, CT1**

*Wards*  
Helping you move forwards



## Main features

- **Fantastic location within walking distance of the city centre**
- **Neutral palette throughout**
- **Two allocated parking spaces to the rear**
- **Beautiful main bedroom with a large en suite shower room**
- **Wonderful town house with adaptable and versatile living**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen/Diner: 16'11 x 7'11 (5.16m x 2.41m)

Lounge: 14'3 x 12'11 (4.35m x 3.94m)

### FIRST FLOOR

Landing

Bedroom 2: 12'11 x 12'5 (3.94m x 3.79m)

Bathroom: 6'9 x 6'3 (2.06m x 1.91m)

Bedroom 3: 11'2 x 6'8 (3.41m x 2.03m)

### SECOND FLOOR

Landing

Bedroom 1: 17'0 x 12'11 (5.19m x 3.94m)

En Suite Shower Room: 9'8 x 7'8 (2.95m x 2.34m)

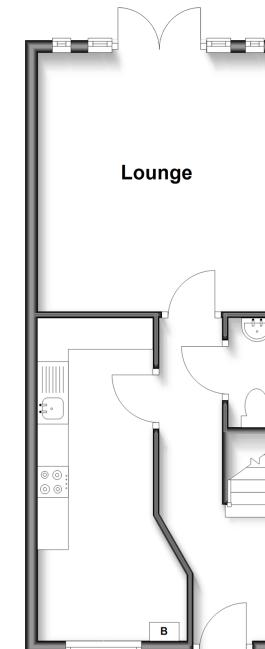
### OUTSIDE

Rear Garden

Allocated Parking Space x 2

### Ground Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



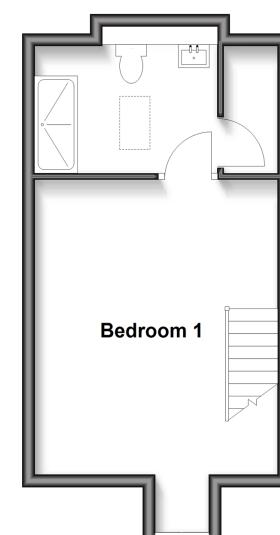
### First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Call Canterbury - 01227 766669 ■ [wardsokent.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(80)

POTENTIAL:  
B(90)



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