



Guide Price
£325,000

Freehold

3x  1x  1x 

**Maple Close, Rough
Common, Canterbury,
Kent, CT2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Located in the highly sought after area of Rough Common
- Ideal for growing families with spacious living throughout
- Generous rear garden, perfect for entertaining
- Driveway and garage providing ample off street parking

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner: 24'9 x 10'6 (7.55m x 3.20m)

Kitchen: 9'8 x 7'9 (2.95m x 2.36m)

FIRST FLOOR

Landing

Bedroom 1: 13'6 x 9'3 (4.12m x 2.82m)

Bedroom 2: 12'1 x 10'7 (3.69m x 3.23m)

Bedroom 3: 9'9 x 7'0 (2.97m x 2.14m)

Shower Room: 7'8 x 5'4 (2.34m x 1.63m)

OUTSIDE

Front Garden

Driveway

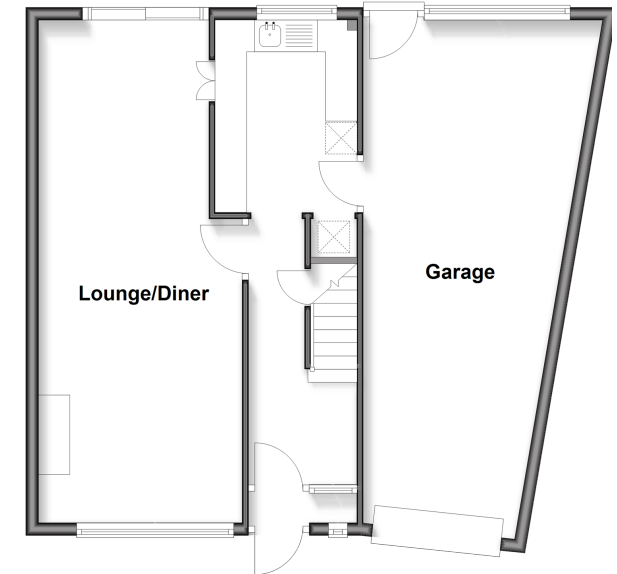
Garage

Rear Garden

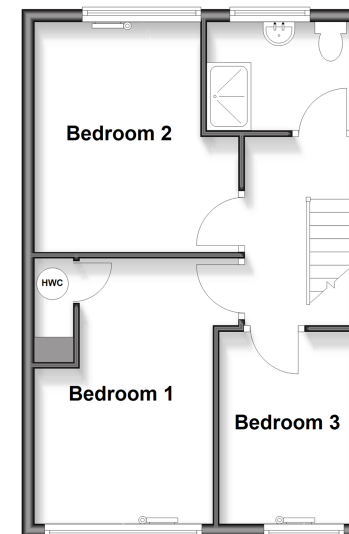
Call Canterbury - 01227 766669 ■ wardsokent.co.uk

- 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 59% less, by purchasing a Lifetime Lease

Ground Floor
Approx. 65.8 sq. metres (707.9 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.4 sq. feet)



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