



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

**Guide Price**  
**£210,000**

**Freehold**

2x 1x 1x

**Kings Road, Canterbury,  
Kent, CT3**

*Wards*  
Helping you move forwards



## Main features

- **No onward chain complications**
- **Ideal for first time buyers or an investment purchase**
- **Great access to the A2/M2 and a train station**
- **Generous sized rear garden**
- **Located in the popular village of Aylesham, within walking distance of local amenities**

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 14'1 x 11'7 (4.30m x 3.53m)

Kitchen: 17'2 x 7'1 (5.24m x 2.16m)

### FIRST FLOOR

#### Landing

Bedroom 1: 17'4 x 8'9 (5.29m x 2.67m)

Bedroom 2: 9'4 x 9'3 (2.85m x 2.82m)

Bathroom: 7'4 x 6'0 (2.24m x 1.83m)

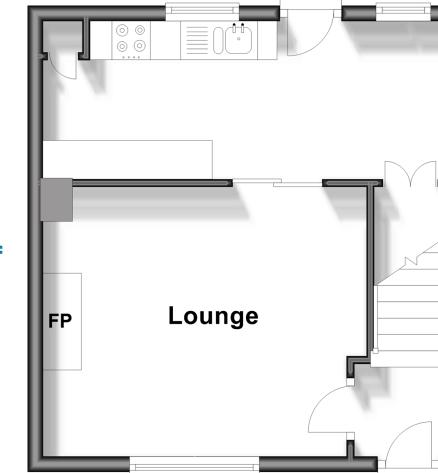
### OUTSIDE

#### Driveway

#### Rear Garden

### Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



### Outbuilding

Approx. 9.6 sq. metres (103.0 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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:  
F(34)

POTENTIAL:  
B(91)



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