



**Guide Price**  
**£280,000**

**Freehold**

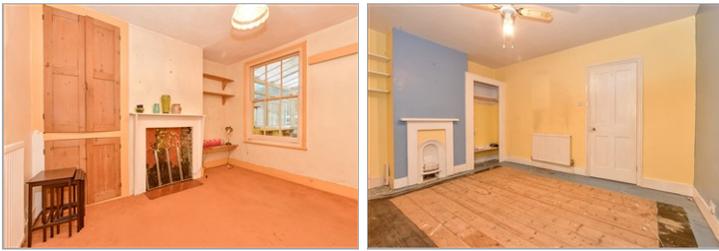
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**Lansdown Road,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Spacious home ideal for families
- Two reception areas and good sized bedrooms
- Private rear garden with great potential
- Perfect for you to put your own stamp on
- Situated within easy walking distance of Canterbury city centre

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway  
 Lounge: 10'9 x 10'3 (3.28m x 3.13m)  
 Dining Room: 11'9 x 10'9 (3.58m x 3.28m)  
 Kitchen: 12'6 x 11'6 (3.81m x 3.51m)  
 Garden Room

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 13'5 x 10'9 (4.09m x 3.28m)  
 Bedroom 2: 9'7 x 8'5 (2.92m x 2.57m)  
 Bathroom: 11'1 x 7'4 (3.38m x 2.24m)

### SECOND FLOOR

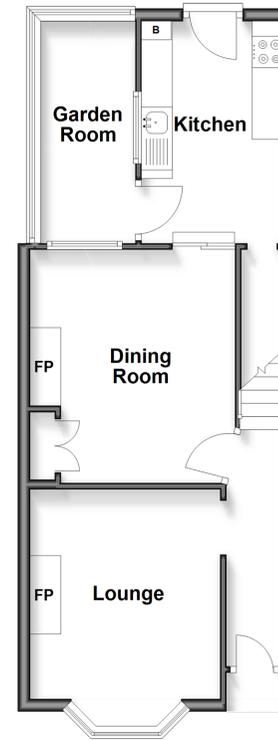
Loft Room: 12'4 x 10'4 (3.76m x 3.15m)

### OUTSIDE

Front Garden  
 Rear Garden

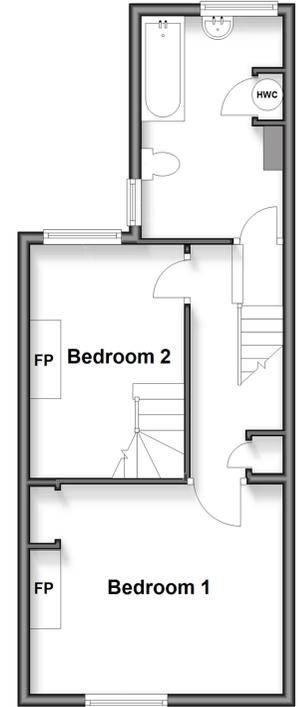
### Split Level Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



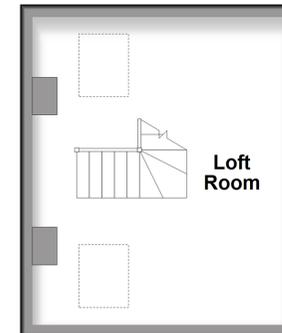
### Split Level First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



### Second Floor

Approx. 20.1 sq. metres (216.5 sq. feet)



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