



**Guide Price**  
**£230,000**

**Freehold**

2x  1x  1x 

**Matlock Close,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Two parking spaces to the rear
- Low maintenance, well maintained garden
- Beautifully presented throughout with a modern and neutral decor throughout
- Perfect home for first time buyers, located in a popular village

## Accommodation

### GROUND FLOOR

Entrance Lobby  
 Lounge: 12'8 x 12'2 (3.86m x 3.71m)  
 Cloakroom  
 Kitchen: 12'8 x 11'6 (3.86m x 3.51m)

### FIRST FLOOR

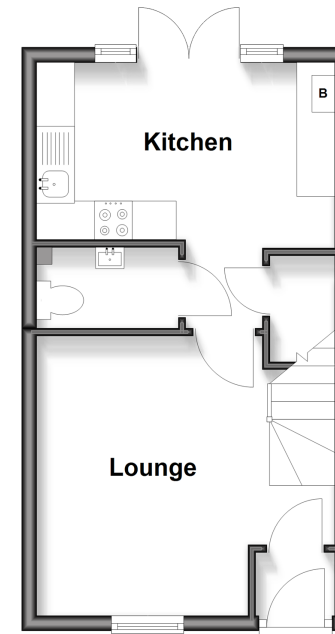
Landing  
 Bedroom 1: 12'9 x 9'3 (3.89m x 2.82m)  
 Bedroom 2: 12'9 x 7'5 (3.89m x 2.26m)  
 Bathroom

### OUTSIDE

Allocated Parking  
 Rear Garden

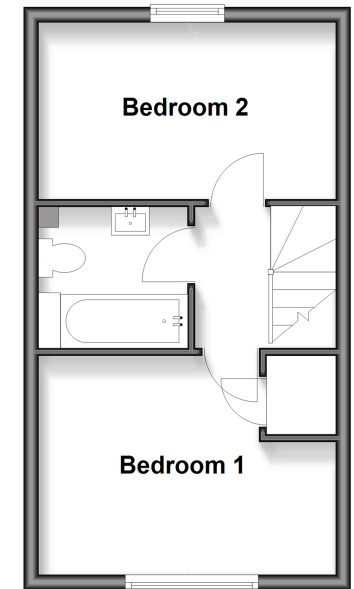
### Ground Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



### First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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