



**Guide Price**  
**£250,000**

**Freehold**

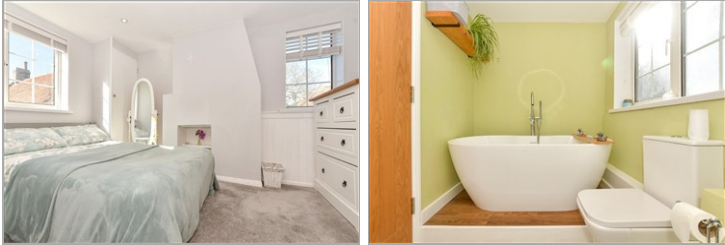
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**Goodban Square, Ash,  
Canterbury, Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Charming cottage full of character
- Idyllic, peaceful setting in the beautiful village of Ash
- Surrounded by scenic countryside walks right on your doorstep
- An ideal garden for relaxing or enjoying a morning coffee
- Perfect opportunity for first time buyers or investors

## Accommodation

### GROUND FLOOR

Kitchen/Lounge: 18'2 x 11'7 (5.54m x 3.53m)

### FIRST FLOOR

Landing

Bedroom 2: 11'9 x 7'7 (3.58m x 2.31m)

Bathroom: 10'1 x 5'6 (3.08m x 1.68m)

### SECOND FLOOR

Bedroom 1: 15'1 up to fitted wardrobes x 10'2 (4.60m x 3.10m)

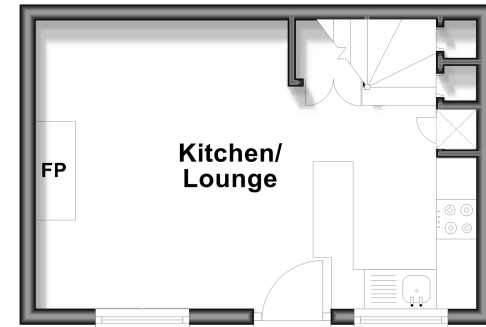
### OUTSIDE

Front Garden

Rear Garden

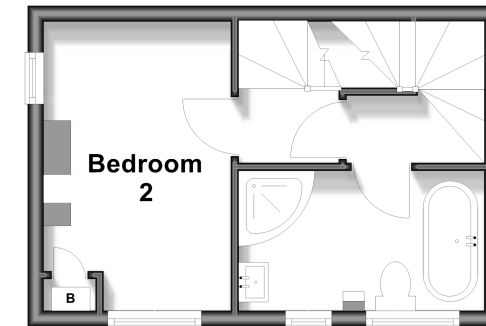
## Ground Floor

Approx. 20.1 sq. metres (216.8 sq. feet)



## First Floor

Approx. 20.1 sq. metres (216.8 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (183.3 sq. feet)



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

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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