



**Price**  
**£300,000**

**Freehold**

3x  2x  1x 

**Chineham Way,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Integrated garage and allocated parking space**
- **Quiet no through road location**
- **In need of some modernisation**
- **Deceptively spacious townhouse with versatile living space to utilise to your needs**
- **Walking distance to Canterbury East station and the city centre**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen: 15'5 x 12'0 (4.70m x 3.66m)

### FIRST FLOOR

Landing  
Lounge : 15'6 x 11'3 (4.73m x 3.43m)  
Dining Area: 13'5 x 8'10 (4.09m x 2.69m)  
Study: 6'4 x 6'3 (1.93m x 1.91m)

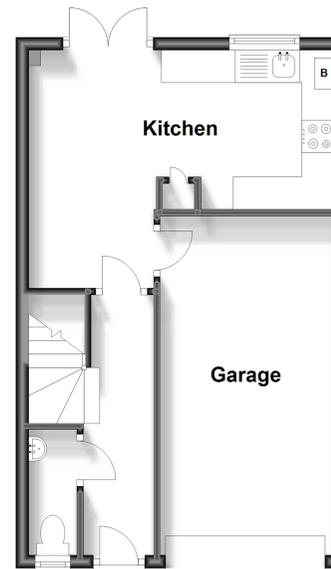
### SECOND FLOOR

Landing  
Bedroom 1: 13'2 x 8'6 (4.02m x 2.59m)  
En Suite Shower Room: 6'1 x 3'10 (1.86m x 1.17m)  
Bedroom 2: 10'2 x 9'1 (3.10m x 2.77m)  
Bedroom 3: 6'11 x 6'1 (2.11m x 1.86m)  
Bathroom: 6'0 x 4'10 (1.83m x 1.47m)

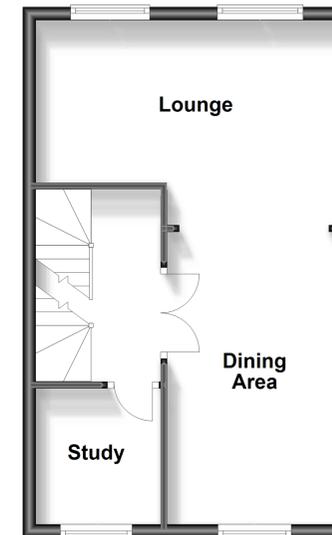
### OUTSIDE

Integrated Garage  
Allocated Parking  
Rear Garden

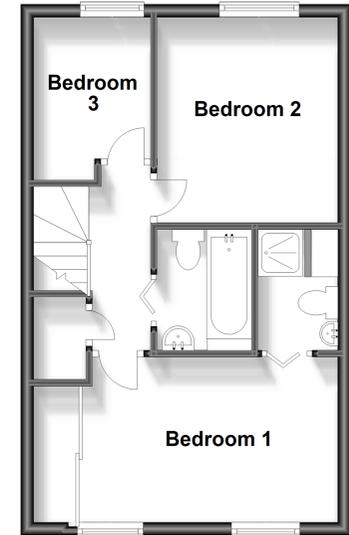
**Ground Floor**  
Approx. 36.8 sq. metres (396.6 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (396.0 sq. feet)



**Second Floor**  
Approx. 36.8 sq. metres (396.0 sq. feet)



**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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