



**Price**  
**£350,000**

**Freehold**

2x  2x  3x 

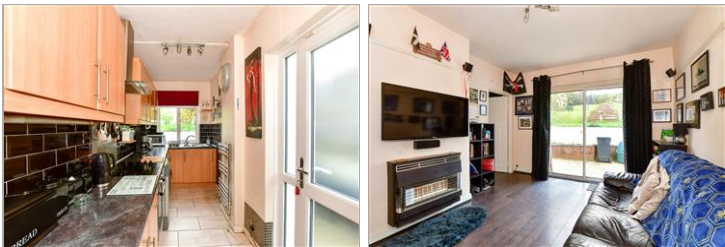
**Ashford Road,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Potential to extend with the necessary planning permissions
- Easy access to the city centre on foot or by car
- Large driveway for multiple vehicles
- Stunning views of the River Stour, fishing lake and countryside
- Excellent local amenities, recreational park and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 11'11 x 10'11 up to bay (3.63m x 3.33m)  
 Dining Area: 8'5 x 7'9 (2.57m x 2.36m)  
 Kitchen: 15'6 x 5'4 (4.73m x 1.63m)  
 Sitting Room: 13'3 x 10'9 (4.04m x 3.28m)  
 Study/Family Room: 11'7 x 8'4 (3.53m x 2.54m)  
 Shower Room

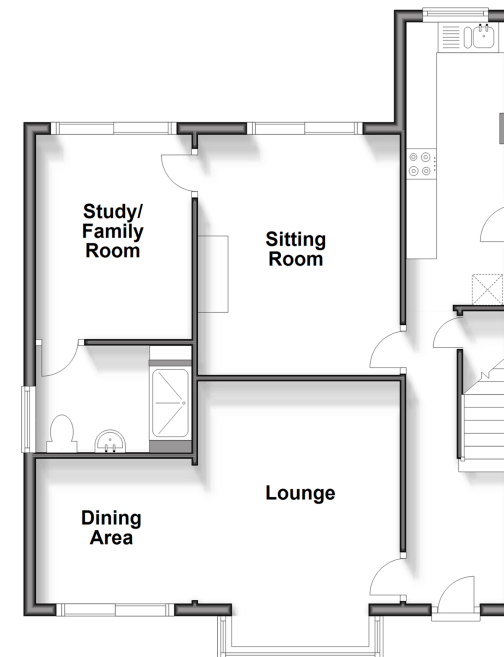
### FIRST FLOOR

Landing  
 Bedroom 1: 13'7 x 11'9 (4.14m x 3.58m)  
 Bedroom 2: 13'4 x 10'9 (4.07m x 3.28m)  
 Bathroom

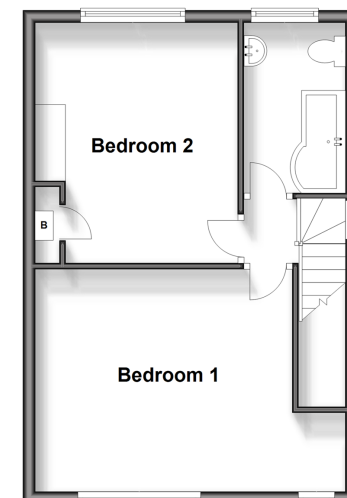
### OUTSIDE

Front Garden  
 Driveway Parking  
 Rear Garden

**Ground Floor**  
 Approx. 63.6 sq. metres (684.7 sq. feet)



**First Floor**  
 Approx. 39.2 sq. metres (422.4 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
- 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 59% less, by purchasing a Lifetime Lease.