



**Price**  
**£525,000**

**Freehold**

3x  2x  1x 

**Cherry Avenue,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Chain free!
- Driveway and garage
- Beautifully manicured large garden
- Quiet cul de sac with no through traffic in a prime Canterbury location
- Huge potential to be modernised with some simple updating

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

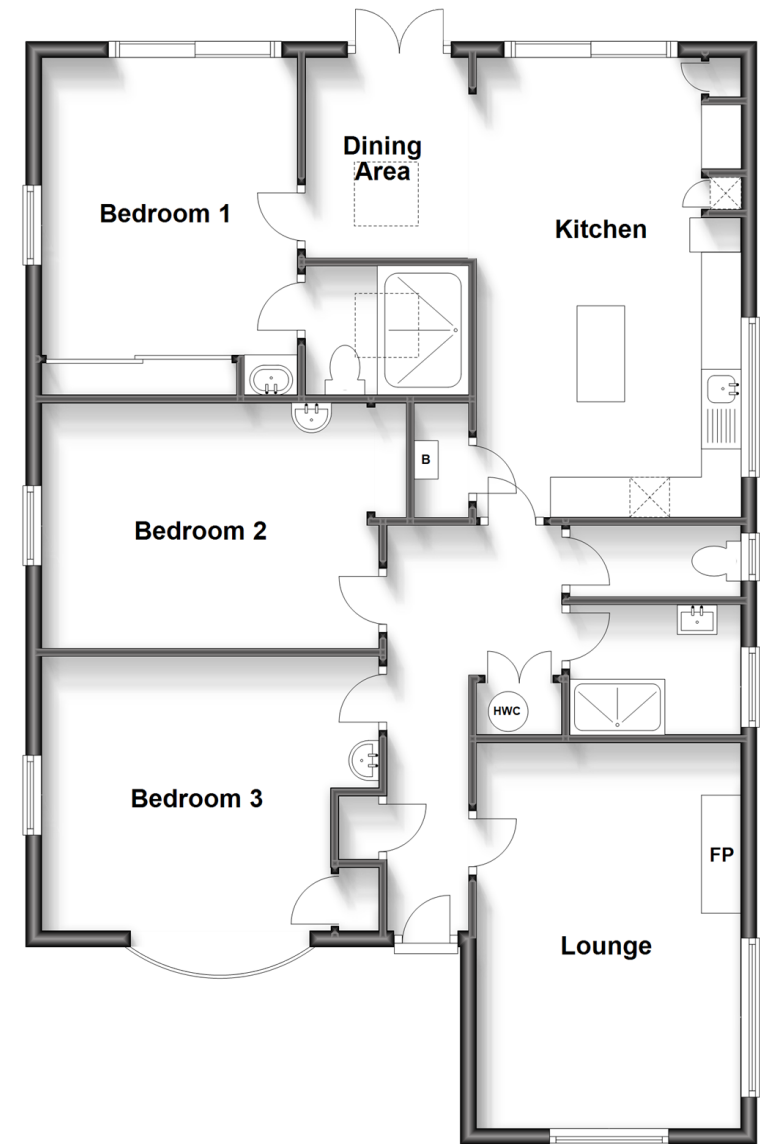
- Lounge: 15'8 x 10'9 (4.78m x 3.28m)
- Bedroom 3: 14'0 x 11'2 (4.27m x 3.41m)
- Shower Room: 7'0 x 5'3 (2.14m x 1.60m)
- Separate Toilet
- Bedroom 2: 14'0 x 10'2 (4.27m x 3.10m)
- Kitchen: 18'8 x 10'9 (5.69m x 3.28m)
- Dining Area: 8'2 x 7'7 (2.49m x 2.31m)
- Bedroom 1: 13'8 x 10'5 (4.17m x 3.18m)
- En Suite Shower Room: 6'7 x 5'3 (2.01m x 1.60m)

### OUTSIDE

- Front Garden
- Off Road Parking
- Garage: 16'9 x 9'4 (5.11m x 2.85m)
- Rear Garden

## Ground Floor

Approx. 105.0 sq. metres (1130.0 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 59% less, by purchasing a Lifetime Lease.