



**Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Henry Court,  
Gordon Road,  
Canterbury, Kent, CT1**



**Wards**  
Helping you move forwards



## Main features

- Chain free
- Garage and off road parking
- En-suite shower room
- Large conservatory to the rear of the property
- Walking distance to the city centre and train station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Kitchen: 11'2 x 6'2 (3.41m x 1.88m)  
 Lounge: 14'2 x 12'6 (4.32m x 3.81m)  
 Conservatory: 16'9 x 9'6 (5.11m x 2.90m)

### FIRST FLOOR

Landing  
 Bedroom 2: 12'6 x 10'9 (3.81m x 3.28m)  
 Bedroom 3: 7'9 x 6'2 (2.36m x 1.88m)  
 Family Bathroom: 7'0 x 6'0 (2.14m x 1.83m)

### SECOND FLOOR

Landing  
 Bedroom 1: 12'6 x 12'2 (3.81m x 3.71m)  
 En Suite Shower Room

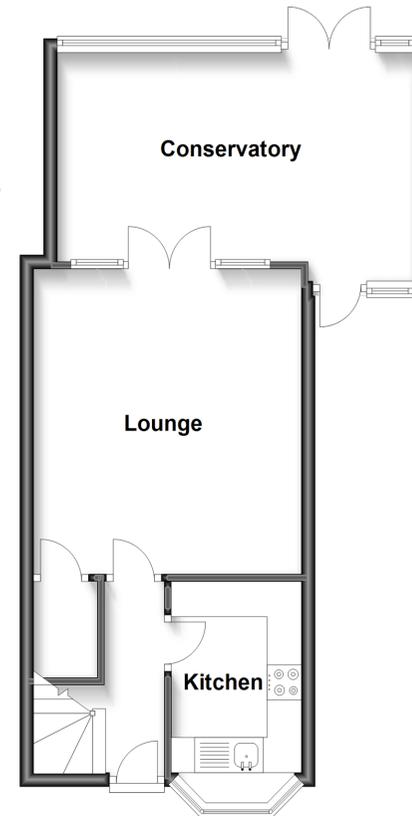
### OUTSIDE

Front Garden  
 Off Road Parking  
 Garage  
 Rear Garden

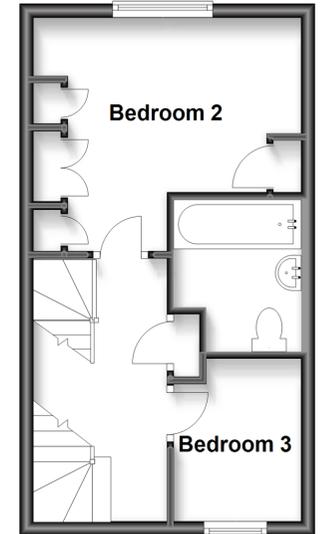
**Call Canterbury - 01227 766669 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- 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

**Ground Floor**  
 Approx. 44.4 sq. metres (478.1 sq. feet)



**First Floor**  
 Approx. 28.0 sq. metres (300.9 sq. feet)



**Second Floor**  
 Approx. 19.4 sq. metres (208.4 sq. feet)



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