



**OVER 60?**

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



Video Tour available

**Price**

**£380,000**

**Freehold**

3x  1x  1x 

**Canterbury Road,  
Molash, Canterbury,  
Kent, CT4**

*Wards*  
Helping you move forwards





## Main features

- Large rear garden which gets lots of sunlight
- Amazing character throughout with an amazing feature fireplace
- Parking for ample cars
- Elevated position on the outskirts of a quiet village
- Within walking distance of all amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom: 5'7 x 2'6 (1.70m x 0.76m)

Kitchen: 10'3 x 9'7 (3.13m x 2.92m)

Lounge/Diner: 21'6 x 11'8 (6.56m x 3.56m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 9'7 (4.02m x 2.92m)

Bedroom 2 : 11'9 x 8'9 (3.58m x 2.67m)

Bedroom 3: 13'0 x 8'1 (3.97m x 2.47m)

Bathroom: 8'0 x 6'2 (2.44m x 1.88m)

### OUTSIDE

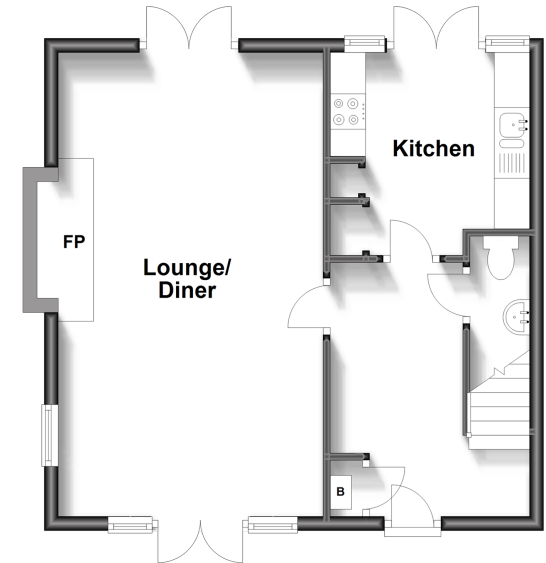
Front Garden

Driveway

Rear Garden

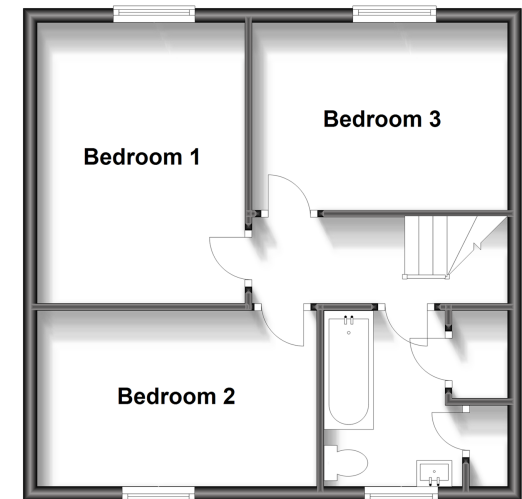
### Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



### First Floor

Approx. 43.8 sq. metres (472.0 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.



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