



**Price**

**£294,500**

**Leasehold**

3x  1x  1x 

**St. Stephen's Road,  
Canterbury, Kent, CT2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Vacant possession or with tenants in situ
- Separate private entrance
- Private allocated parking
- Access to a beautiful garden to the rear that meets the River Stour
- Walking distance to Canterbury West train station and the city centre

## Accommodation

### GROUND FLOOR

Entrance Porch: 7'8 x 4'3 (2.34m x 1.30m)

Lounge: 15'2 x 11'1 (4.63m x 3.38m)

Inner Lobby

Kitchen: 7'7 x 6'10 (2.31m x 2.08m)

Shower Room: 8'2 x 6'2 (2.49m x 1.88m)

### LOWER GROUND FLOOR

Inner Hallway

Bedroom 1: 15'6 x 11'10 (4.73m x 3.61m)

Bedroom 2: 11'5 x 9'4 (3.48m x 2.85m)

Bedroom 3: 12'0 x 11'6 (3.66m x 3.51m)

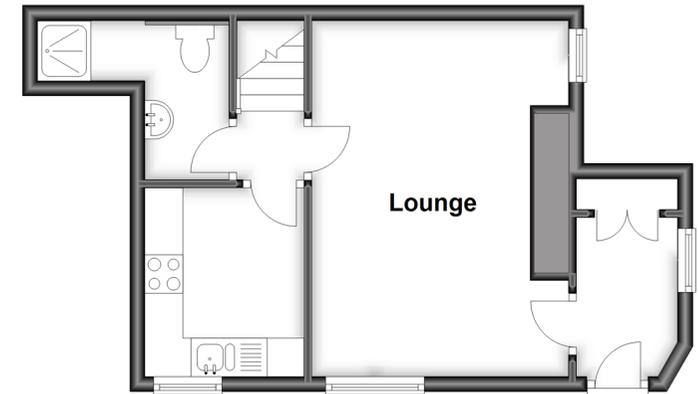
### OUTSIDE

Communal Garden

Allocated Parking Space

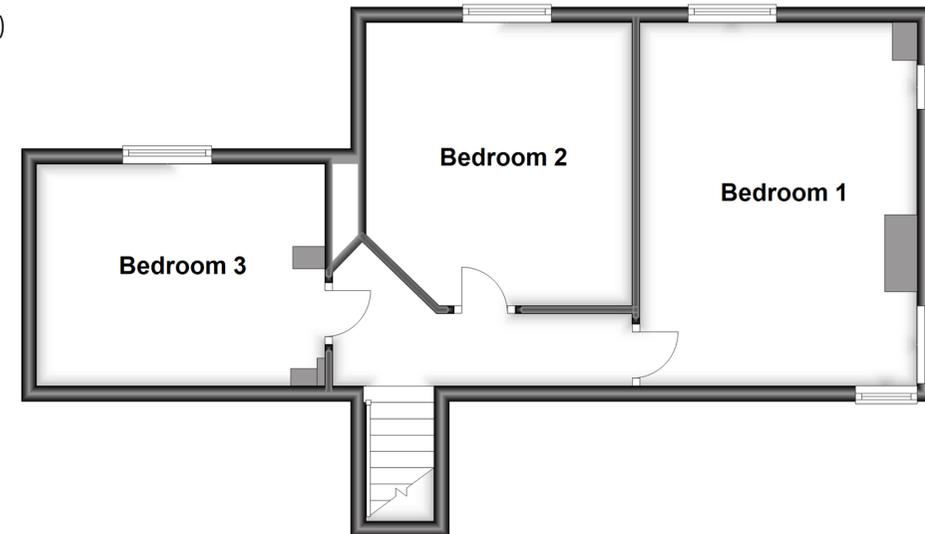
## Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



## Lower Ground Floor

Approx. 48.2 sq. metres (518.3 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.



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