



Price
£325,000

Freehold

4x  1x  1x 

**Wincheap, Canterbury,
Kent, CT1**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Sizeable family home close to the city centre**
- **No onward chain**
- **Pleasant rear garden and decking area**
- **Huge potential to put your own stamp on and upgrade**
- **Separate access to a basement for storage or further accommodation**

Accommodation

SPLIT LEVEL GROUND FLOOR

Lounge: 14'8 x 13'3 (4.47m x 4.04m)
 Dining Area: 14'8 x 14'4 (4.47m x 4.37m)
 Kitchen: 13'3 x 7'4 (4.04m x 2.24m)

BASEMENT

Cellar Room 1: 14'5 x 10'8 (4.40m x 3.25m)
 Cellar Room 2: 13'3 x 12'3 (4.04m x 3.74m)

SPLIT LEVEL FIRST FLOOR

Landing
 Bedroom 1: 18'2 x 11'4 (5.54m x 3.46m)
 Bedroom 2: 12'9 x 10'2 (3.89m x 3.10m)
 Bathroom: 8'9 x 7'4 (2.67m x 2.24m)

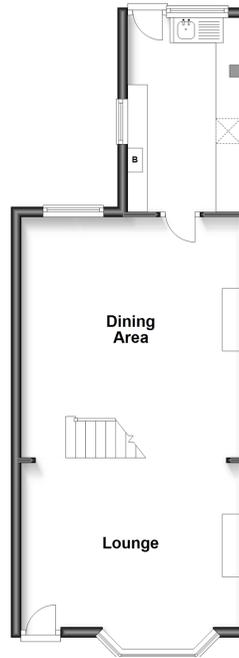
SECOND FLOOR

Landing
 Bedroom 3: 18'2 x 10'1 (5.54m x 3.08m)
 Bedroom 4: 18'3 x 8'9 (5.57m x 2.67m)

OUTSIDE

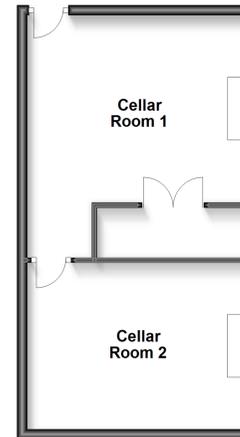
Front Garden
 Rear Garden

Split Level Ground Floor
 Approx. 45.9 sq. metres (494.6 sq. feet)

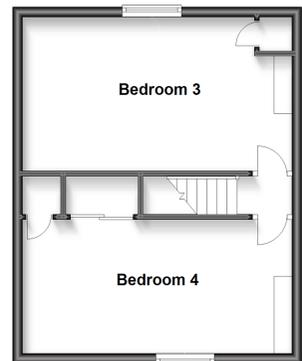


Split Level First Floor
 Approx. 51.9 sq. metres (559.0 sq. feet)

Basement
 Approx. 36.5 sq. metres (392.9 sq. feet)



Second Floor
 Approx. 36.6 sq. metres (394.0 sq. feet)



Call Canterbury - 01227 766669 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10348114/20230503/TG/AH