



**OVER 60?**

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

**Price**

**£325,000**

**Freehold**

3x  1x  2x 

**Grove Road,  
Wickhambreaux,  
Canterbury, Kent, CT3**

*Wards*  
Helping you move forwards



## Main features

- Set back from the road
- Popular village location surrounded by attractive countryside
- Large front and rear gardens that overlook farmland
- Offers a great opportunity to style to your own taste
- Ideal family home boasting flexible living accommodation

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'3 x 11'1 (4.04m x 3.38m)

Dining Room: 11'5 x 10'1 (3.48m x 3.08m)

Kitchen: 8'10 x 8'0 (2.69m x 2.44m)

Rear Lobby

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 10'10 (3.81m x 3.30m)

Bedroom 2: 10'11 x 10'2 (3.33m x 3.10m)

Bedroom 3: 9'5 x 7'5 (2.87m x 2.26m)

Bathroom: 9'4 x 5'2 (2.85m x 1.58m)

### OUTSIDE

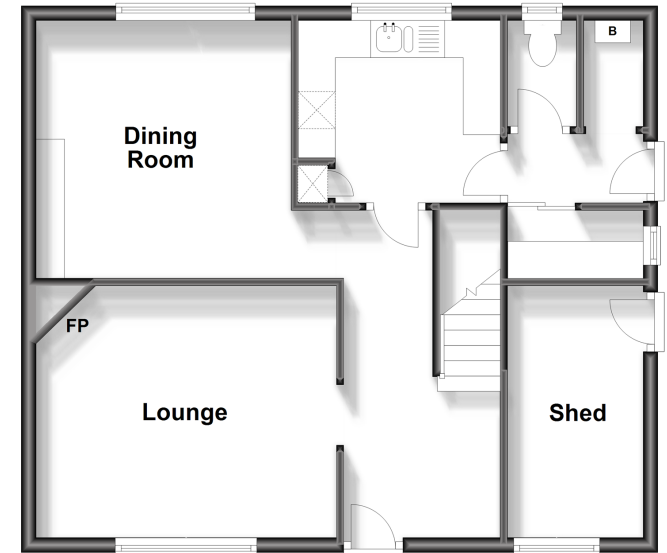
Front Garden

Off Road Parking

Rear Garden

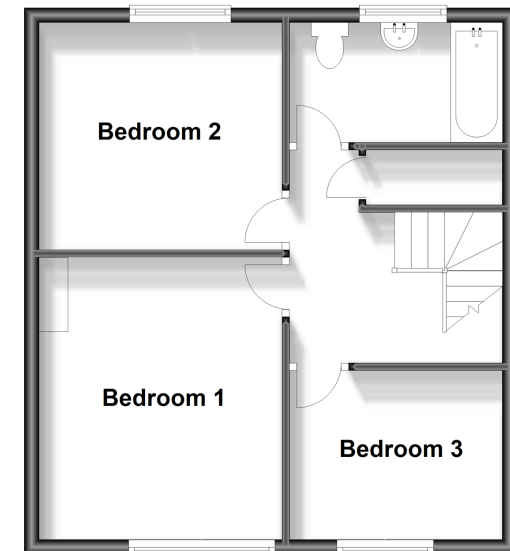
### Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.3 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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