



OVER 60?

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

Guide Price

£565,000

Freehold

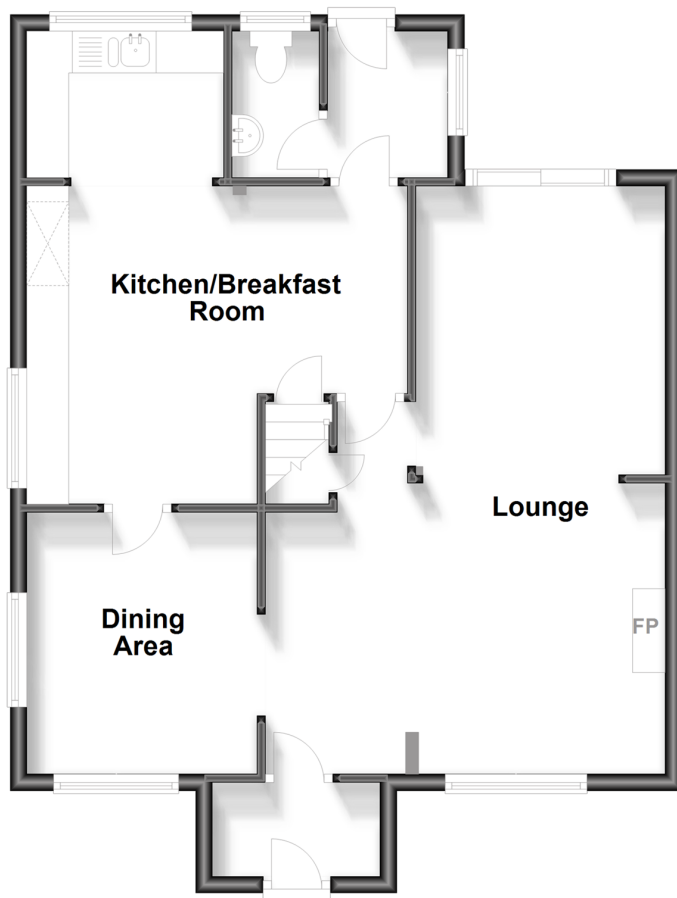
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**Iffin Lane, Canterbury,
Kent, CT4**

Wards
Helping you move forwards

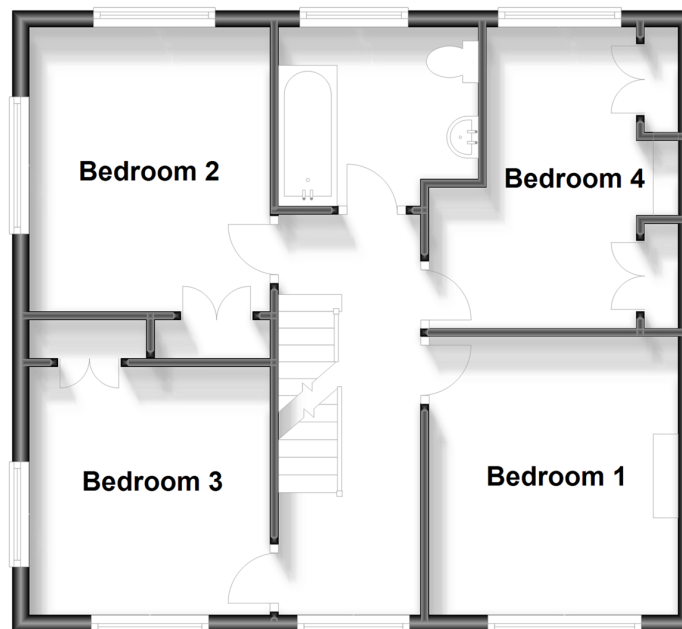
Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



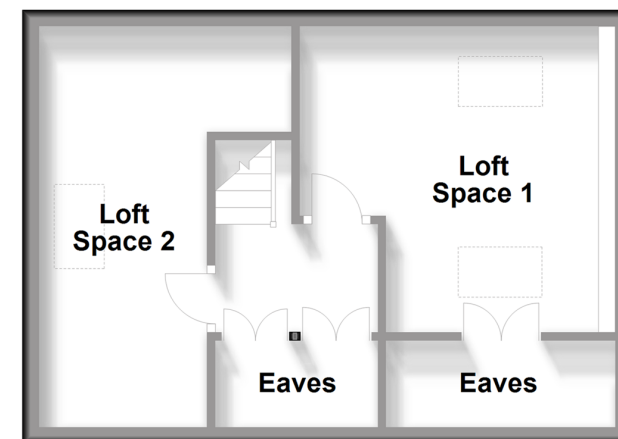
First Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 23'4 x 12'10 (7.12m x 3.91m)

Dining Area: 11'11 x 9'0 (3.63m x 2.75m)

Kitchen/Breakfast Room: 17'8 x 15'6 (5.39m x 4.73m)

Cloakroom

Utility Room

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 9'9 (3.69m x 2.97m)

Bedroom 2: 11'10 x 9'8 (3.61m x 2.95m)

Bedroom 3: 11'9 x 9'7 (3.58m x 2.92m)

Bedroom 4: 9'10 x 9'7 (3.00m x 2.92m)

Bathroom: 6'0 x 5'9 (1.83m x 1.75m)

SECOND FLOOR

Landing

Loft Space 1: 12'0 x 11'3 (3.66m x 3.43m)

Loft Space 2: 17'11 x 9'8 (5.46m x 2.95m)

OUTSIDE

Front Garden

Driveway Parking

Rear Garden



Main features

- Charming home full of character
- Driveway parking for multiple vehicles
- Fabulous views from the top floor
- Situated in a country lane on the cusp of the city centre
- Mature and private 'wrap around' rear garden



Nearest Schools

Primary Schools: Wincheap Foundation Primary 0.8 miles, Beauherne Primary 1.3 miles, St Peter's Methodist Primary 1.5 miles
Secondary Schools: Simon Langton Grammar School for Boys 0.7 miles, The Orchard School 0.9 miles



Transport Information

Train Stations: Canterbury East 1.1 miles, Canterbury West 1.7 miles, Chartham 2.2 miles



Address

Iffin Lane, Canterbury, Kent, CT4



Directions

For directions to this property please contact us.



Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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