



**OVER 60?**

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

**Price**

**£230,000**

**Freehold**

2x  1x  1x 

**Ince Road, Sturry,  
Canterbury, Kent, CT2**

*Wards*  
Helping you move forwards



## Main features

- No onward chain
- In need of home improvements throughout
- Ideal purchase for a first time buyer or investor
- Close to ofsted rated 'Outstanding' Sturry Primary School
- Short drive to Canterbury city centre

## Accommodation

Entrance Hallway

Kitchen: 11'8 x 6'9 (3.56m x 2.06m)

Lounge: 18'9 x 8'9 (5.72m x 2.67m)

Store Room: 7'8 x 7'1 (2.34m x 2.16m)

Storage: 7'11 x 5'9 (2.41m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 8'9 (4.14m x 2.67m)

Bedroom 2: 10'7 x 9'7 (3.23m x 2.92m)

Bathroom

### OUTSIDE

Front Garden

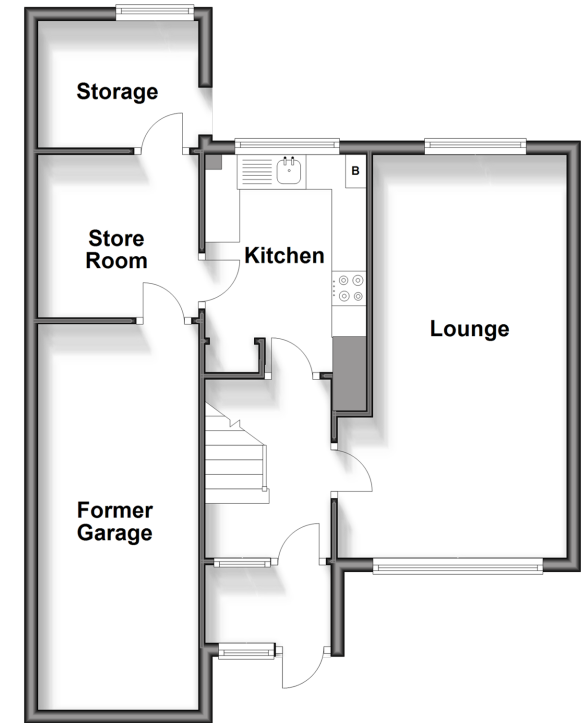
Off Road Parking

Former Garage: 16'0 x 7'11 (4.88m x 2.41m)

Rear Garden

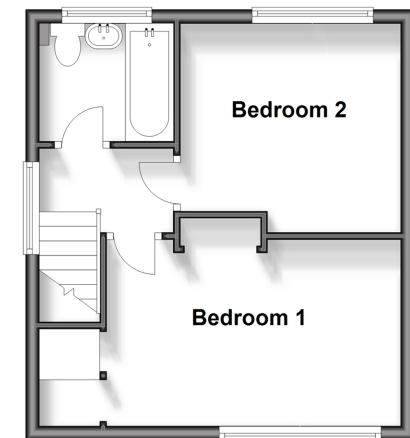
### Ground Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.8 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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