



**Price**  
**£425,000**

**Freehold**

2x  1x  1x 

**Vernon Place,  
Canterbury, Kent, CT1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Planning permission for double storey extension (ref no CA/22/02169)
- Solar panels above gazebo in the garden
- Large conservatory to the rear
- Conveniently located close to Canterbury's vibrant city centre
- Huge potential throughout

## Accommodation

### GROUND FLOOR

Entrance Lobby

Cloakroom

Lounge: 18'4 x 14'9 (5.59m x 4.50m)

Conservatory: 14'9 x 9'7 (4.50m x 2.92m)

Kitchen: 13'0 x 8'0 (3.97m x 2.44m)

Lobby

### FIRST FLOOR

Landing

Bedroom 1: 14'10 x 12'2 (4.52m x 3.71m)

Bedroom 2: 12'11 x 8'1 (3.94m x 2.47m)

Bathroom

### OUTSIDE

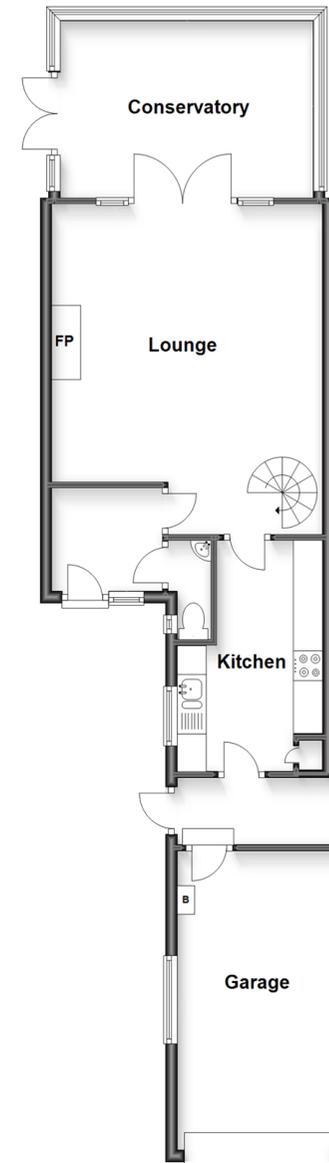
Front Garden

Garage: 16'6 x 9'3 (5.03m x 2.82m)

Rear Garden

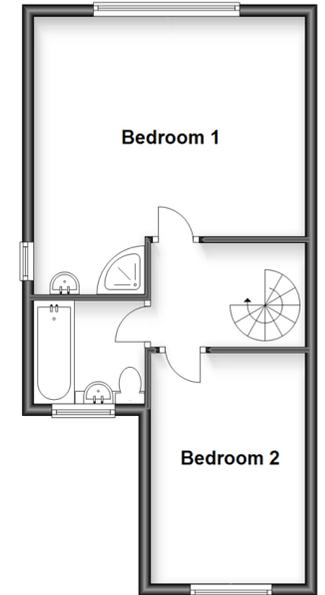
### Ground Floor

Approx. 69.4 sq. metres (747.0 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.3 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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