



Penny Pott, 38a Pound Lane, Canterbury, CT1 2BZ



APPROX 10 YEAR OLD COMPACT DETACHED 2 BEDROOM HOUSE LOCATED LITERALLY IN THE CITY CENTRE AND VERY CONVENIENT FOR THE SHOPPING CENTRE AND LOCAL FACILITIES WITH THE MARLOWE THEATRE ON THE DOOR STEP .PLEASANTLY SITUATED BY THE CAUSEWAY .THIS PROPERTY HAS THE APPEARANCE OF BEING BRAND NEW AND IS OFFERED WITH NO FORWARD CHAIN . RESIDENT PERMIT PARKING IS AT HAND WITH ADDITIONAL CAR PARKS SUCH AS MILLERS FIELD A FEW YARDS AWAY AND POUND LANE CAR PARK AT THE REAR (OF THE PROPERTY). ACCESS TO THE MAIN BUS ROUTE IS JUST A FEW MINUTES WALK AWAY .SOUTHERLY ASPECT REAR GARDEN WITH SERVICE ACCESS GATES WHICH IS IDEAL FOR MOTOR BIKES AND BICYCLES .GAS CENTRAL HEATING AND DOUBLE GLAZING , 2 BATHROOMS ...WOULD SUIT A YOUNG FAMILY /FIRST TIME BUYER(S)/ BUY TO LET OR AIRBNB .

£425,000 Freehold



Entrance Porch

Front door into Lounge

Lounge

14'1" into double glazed bay window x 9'7" m wide (4.3m into double glazed bay window x 2.93 m wide)
Large upright wall radiator , telephone point, power points , tv point system , window blinds .opening to inner hall area

Inner Hall

Staircase to first floor.

Shower/wc

No window in this room , extractor unit , Shower cubicle , pedestal washbasin, low level wc suite, mirror fronted wall cabinet , tiled walls and floor , heated towel rail,

Kitchen/Dining Room

17'5" max depth x 9'6" max width (5.31m max depth x 2.91m max width)
Range of base units ,worktops and cupboards ,stainless steel sink unit with mono tap , ceramic hob, integrated electric oven , stainless steel extractor hood over hob, recess for fridge /freezer , unit under lighting, integrated wine rack, recess for dishwasher, storage cupboards, cupboard housing gas boiler for central heating &hot water , power points , Openreach Master socket 5C , Kick board lighting, double glazed french doors to rear garden .

Landing

Trap door to roof space

Front Bedroom

11'6" x into double glazed bay window x 9'6" wide (3.51m x into double glazed bay window x 2.92m wide)
Window blinds , additional sliding sash double glazed window with blinds , power points , tv point system , radiator .

Back Bedroom

9'7" wide x 8'3" excl door recess (2.93m wide x 2.53m excl door recess)
Double glazed sliding sash windows with blinds , radiator power points , tv point system,

Bathroom/wc

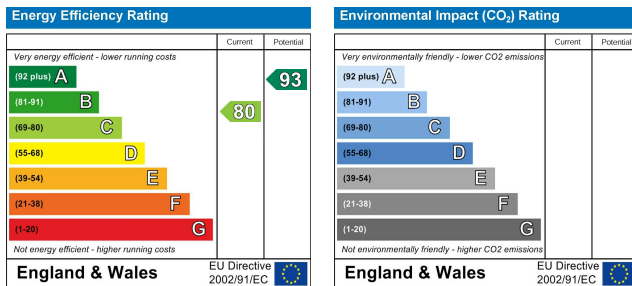
5'5" x 5'1" max width (1.66m x 1.55 max width)
Panelled bath with mixer taps, electric shower unit over bath , pedestal washbasin with mixer tap , mirror, wall cabinet, tiled floor and walls

Rear Garden facing South

approx 35'11"ft deep (approx 10.97mft deep)
Patio area , flower borders , double wooden gates leading onto Pound Lane car park

Front Garden

Small section with steps .



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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