

Copinger Close, Canterbury, Kent, CT2 7DJ

Asking Price £270,000



## Copinger Close

### Canterbury CT2 7DJ

No Chain. Council tax band C (Canterbury City Council).

Hurry to view this good sized 3/4 bedroom family home located in the popular cul-de-sac to Copinger Close. This house benefits from NO CHAIN. Entering through the front door which opens to a separate hallway and stairs to the first floor landing, doors lead off to a good sized lounge, secondary reception room, fitted kitchen and rear porch vestibule. On the first floor are three double bedrooms and a modern family bathroom. Set back from a private walkway behind low picket fencing the house sits in a good plot with both front and rear gardens having access to the rear as well. This property we feel would make an ideal first time buy, family home or even investment property. For an immediate viewing please contact our offices.



#### Front entrance door opening to;

#### Entrance Hallway:

Stairs to the first floor landing, radiator, under stairs recess, doors opening to;

#### Cloakroom

4'11" x 2'10" (1.51 x 0.87)

Front aspect of glazed window, low-level WC, wash handbasin.

#### Kitchen

11'5" x 8'9" (3.48 x 2.69)

Front aspect double glazed window, the kitchen is fitted with a range of eye level and base units with roll top work surfaces, space for a slot in gas cooker and plumbing for a washing machine. Further space for a tall fridge freezer, built in cupboard, radiator.





### Family Room

9'6" x 8'10" (2.92 x 2.7)

Rear aspect double glazed window, radiator, rear porch way and door opening to the garden.

### Lounge

12'5" x 11'2" (3.81 x 3.42)

Rear aspect window, radiator.

### Frist Floor Landing;

Access to the loft, built in cupboard containing boiler, doors leading to;

### Bedroom One

12'3" x 9'8" (3.75 x 2.95)

Rear aspect double glazed window, radiator, built in double wardrobe with sliding door.

### Bedroom Two

11'8" x 8'3" (3.58 x 2.53)

Front aspect double glazed window, radiator, built in double wardrobe recess.

### Bedroom Three

9'10" x 7'10" into recess (3 x 2.41 into recess)

Rear aspect of glass window, radiator.

### Bathroom

8'4" x 5'0" (2.55 x 1.54)

Front aspect double glazed window, suite comprising of a tiled panelled bath, over bath electric shower, pedestal wash handbasin and low-level WC, radiator.

### Front

To the front of the property is an enclosed front garden with steps leading to the house and external brick built store.

### Rear Garden

28'2" x 19'1" (8.6 x 5.82)

The rear garden is laid to lawn and is enclosed with panel fencing, wooden gate leading to the rear.



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

