



#### **Rochester Avenue**

## Canterbury CT13YE

This detached 5 bedroom spacious family house benefits from a double garage and additional drive parking. Entrance hallway, with downstairs cloak room, sitting room with gas fire, dining room with serving hatch access to conservatory via both rooms. Fitted kitchen with integrated fridge, oven and double oven and 5 gas ring hob. utility room with washing machine and space for tumble dryer, study and access to double garage.

Upstairs the master has ensuite shower room with 4 additional bedrooms all with fitted wardrobes and cupboards Family bathroom with shower over.

Available Mid May Unfurnished Deposit: £2884 Council Tax: F - Canterbury City Council Parking by garage and driveway

No Pets/smokers

Please refer to the fee's tab on our website (www.sallyhatcher.co.uk) for all information on fee's and deposit options.

























#### Floor Plan



### Viewing

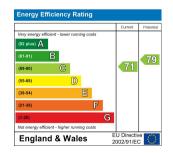
Please contact us on 01227 733888

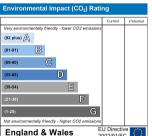
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



# **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.