

Downs Road, Canterbury, CT2 7TW

Asking Price £190,000

Sally Hatcher
estates



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Downs Road

Canterbury CT2 7TW

Great Investment or Family Home - charming three-bedroom ground floor flat

Nestled on Downs Road in the historic city of Canterbury, this charming three-bedroom ground floor flat offers a delightful blend of comfort and convenience totalling 70 square meters. Built between 1970 and 1979, the property boasts a welcoming entrance hallway that leads you into a well-appointed kitchen. Here, you will find a gas hob, an electric oven, and ample space for an under-counter fridge, making it an ideal space for culinary enthusiasts.

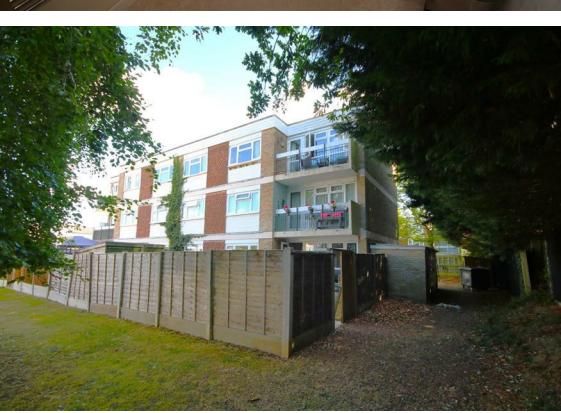
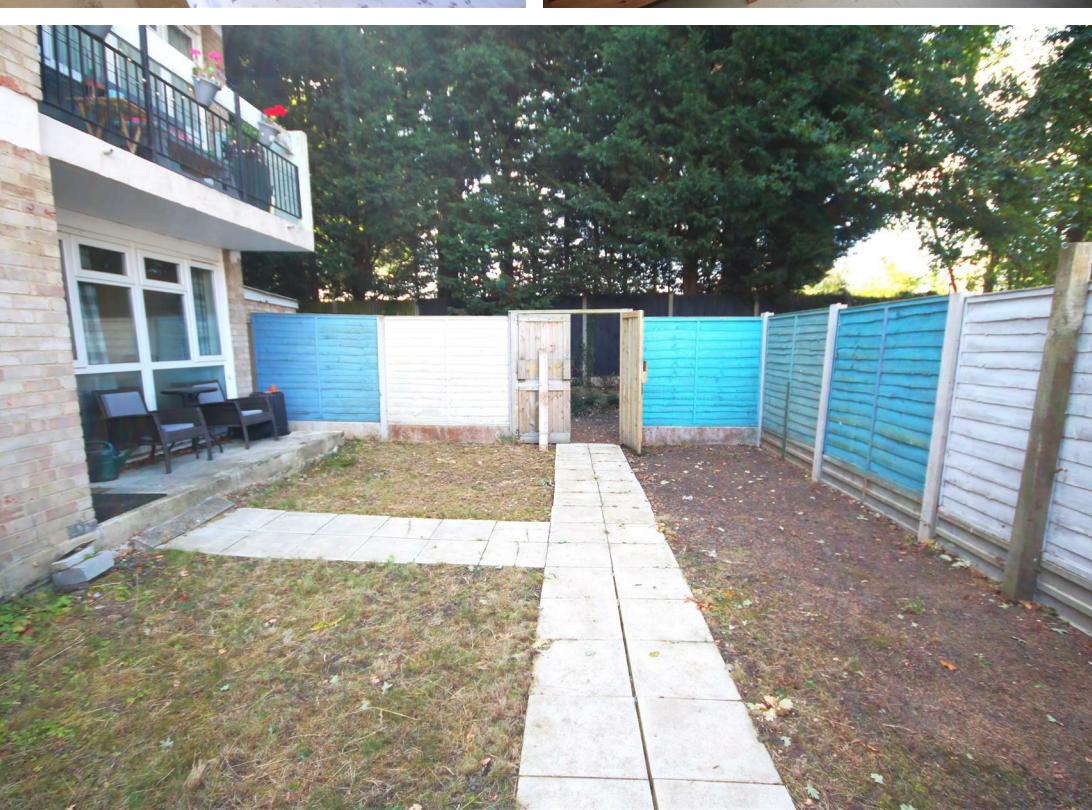
The flat features a spacious reception room, perfect for relaxation or entertaining guests with patio doors leading to the enclosed garden. The bathroom is thoughtfully designed, complete with a shower over the bath, catering to both practicality and comfort.

The three bedrooms provide ample space for family or guests. The first bedroom showcases elegant wooden flooring, while the second and third bedrooms come equipped with fitted wardrobes, offering plenty of storage solutions.

One of the standout features of this property is its own self-contained garden, providing a private outdoor space for gardening, relaxation, or enjoying a sunny afternoon.

Situated in close proximity to the University of Kent, this flat is perfect as





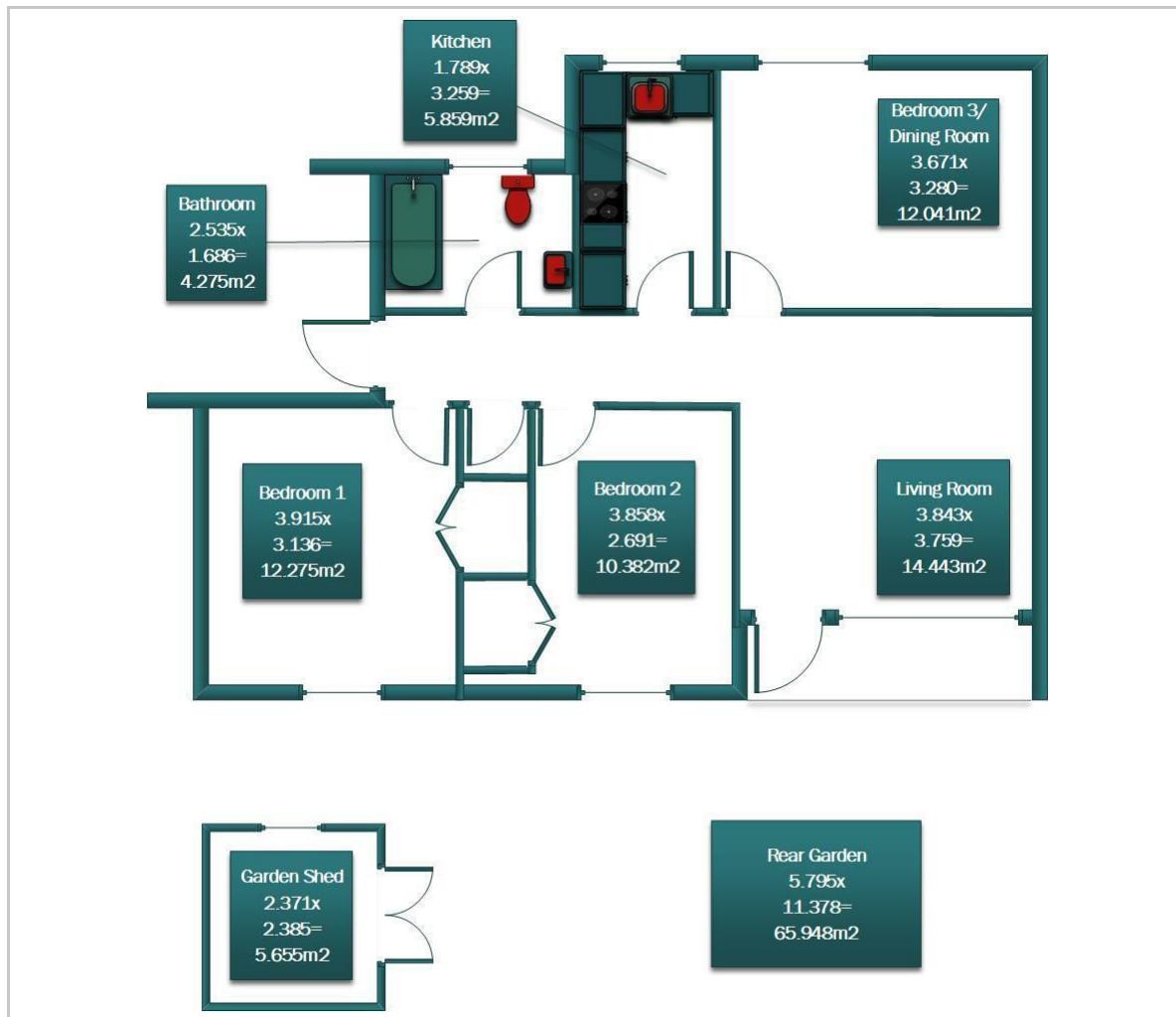
an investment property or a family. With its blend of modern amenities and classic charm, this property is a wonderful opportunity for those looking to make Canterbury their home.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan

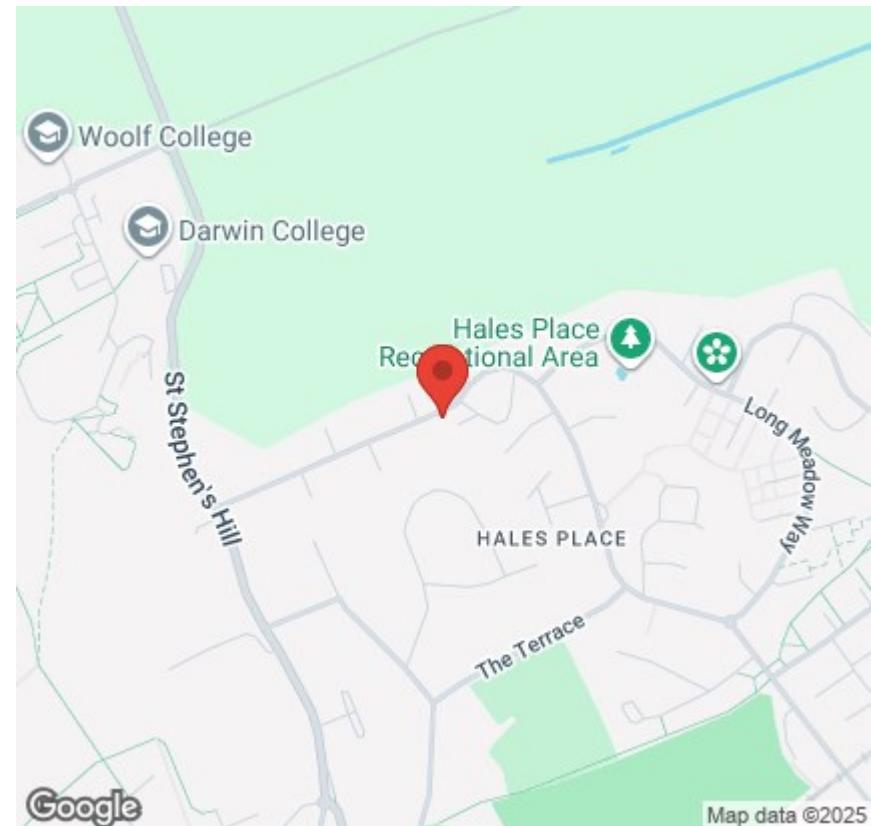


Viewing

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

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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			