

CHRISTOPHER HODGSON



Canterbury

£399,950 Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING





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# Canterbury

## *20 Oaten Hill Place, Canterbury, Kent, CT1 3HJ*

A spacious detached bungalow situated in a peaceful cul-de-sac just outside the city walls, conveniently positioned for easy access to bus routes, Canterbury East Station, and the excellent shopping and cultural facilities which the City centre has to offer.

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, smartly presented kitchen, sitting/dining room with door

opening to the garden, two double bedrooms with fitted storage, and a bathroom.

The rear garden extends to 30ft (9m). A driveway provides off road parking for one vehicle.

No onward chain.



### Location

Oaten Hill Place is a desirable road within short walking distance of the City Centre and conveniently positioned for access to both Canterbury East mainline station (0.5 miles), Canterbury West mainline station (0.9 miles) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

### Accommodation

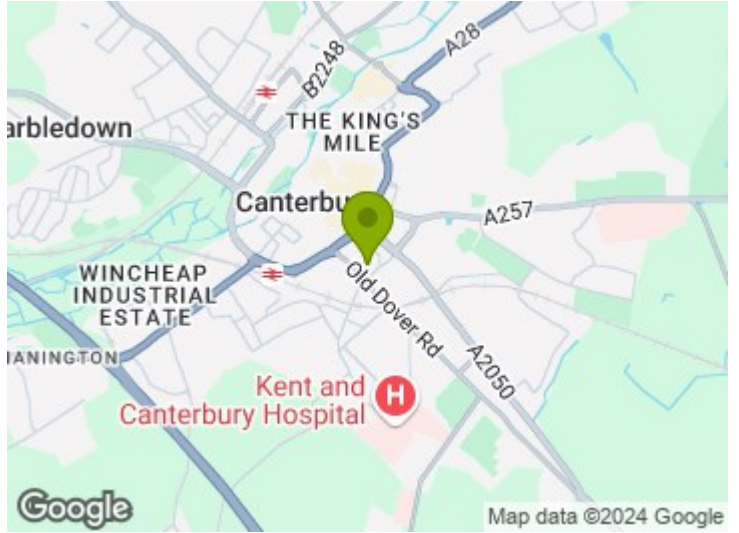
The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 11'1" x 5'2" (3.4m x 1.6m)
- Sitting/Dining Room 15'1" x 11'5" (4.6m x 3.5m)
- Kitchen 9'6" x 8'10" (2.9m x 2.7m)
- Bedroom 1 12'1" x 10'9" (3.7m x 3.3m)
- Bedroom 2 13'9" x 8'10" (4.2m x 2.7m)
- Utility Room 7'6" x 3'6" (2.3m x 1.08m)
- Bathroom 7'10" x 7'10" (2.4m x 2.4m)

#### OUTSIDE

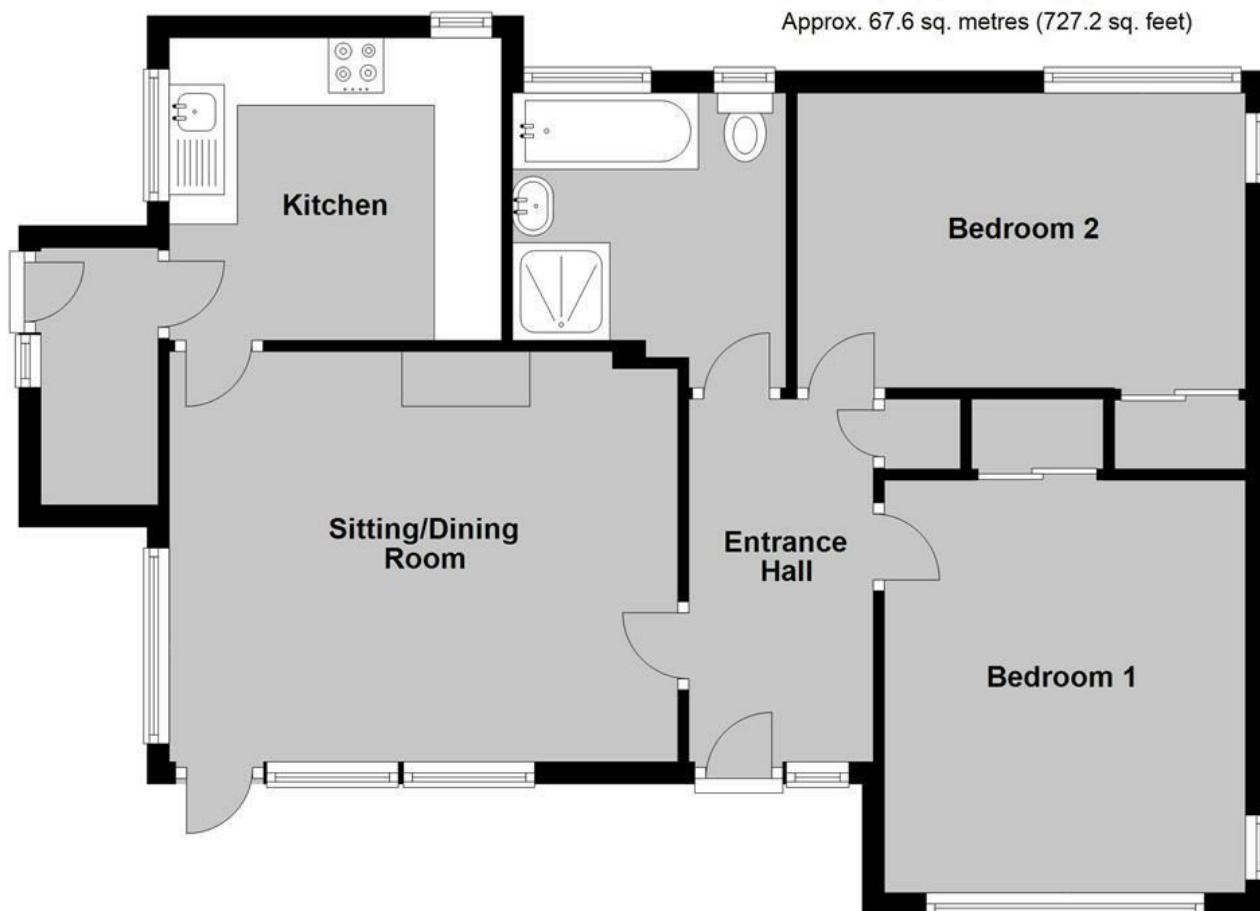
- Garden 30' x 24' (9.14m x 7.32m)
- Parking  
A driveway provides off road parking for one vehicle.





## Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.**

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: **61**

England & Wales

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