



Connells

Lansdown Road
CANTERBURY



Property Description

PERIOD HOME CLOSE TO CITY CENTRE AND CANTERBURY EAST TRAIN STATION.

This beautifully presented home is found in a popular no through road in South Canterbury. The living accommodation is found over two floors and has a lot to offer. Entering the property you will find an entrance hall, lounge with feature fireplace, dining room and fitted kitchen with access to the rear garden.

To the first floor, you will find two good sized bedrooms and a three piece bathroom which is finished to a very high standard. To the front there is a low maintenance shingled garden and the rear offers a lawned and decked garden. This home should be viewed to fully appreciate the size, location and condition!

Entrance Hall

Single glazed door to the front, double glazed window to front. Stairs to 1st floor

Lounge

10' 3" x 12' 10" (3.12m x 3.91m)

Double glazed bay window to the front, fireplace, radiator, TV point, telephone point, Wood floor.

Dining Room

12' 3" x 12' 1" (3.73m x 3.68m)

Double glazed window to the rear, double glazed patio door, open fireplace. Storage cupboard to recess, understair cupboard, exposed wood floor.

Kitchen

11' 1" x 7' 11" (3.38m x 2.41m)

Fitted Kitchen comprising of matching wall and base units, stainless steel 1 bowl sink and drainer, work surfaces with tiled splashback. Space for oven and hob, cooker hood overhead. Space for washing machine and fridge freezer. Double glazed window to side and door to the rear garden. Radiator, tiled floor and spots to ceiling.

Bedroom One

11' 1" x 13' 5" (3.38m x 4.09m)

Double glazed window to front, sliding mirror door fitted wardrobes. Feature fireplace, radiator.

Bedroom Two

8' 5" x 12' 5" (2.57m x 3.78m)

Single glazed window to rear, built in wardrobe to recess, radiator, feature fireplace.

Bathroom

Suite comprising of bath, wash hand basin, part tiled, extractor fan, shaver point. Wall mounted boiler housed in storage cupboard.

To The Outside

Front Garden

Low maintenance shrub garden with fenced borders. Path to front door.

Rear Garden

Mainly laid to lawn with paved patio seating area. Raised deck area, selection of mature plants. Outside tap and shed

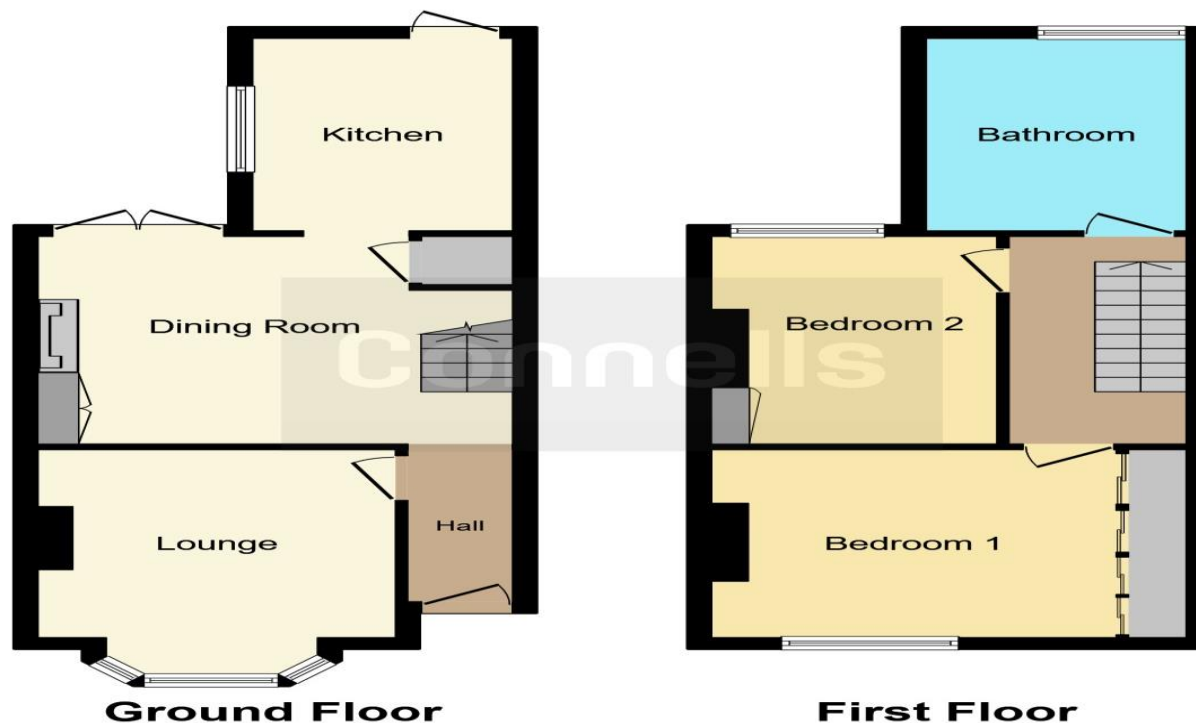
Parking

On Street Parking Available.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/ref-CBY404028

directions to this property:

Leaving Connells office in Castle Street and take the first exit off the roundabout at the end of the road. Take the third exit off the next roundabout into Old Dover Road and the first turning right at the traffic lights. Lansdown Road is the first turning on the right.

EPC Rating: E

Tenure: Freehold



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Property Ref: CBY404028 - 0003