



Connells

Prioress Road
CANTERBURY



Property Description

A superb three bedroom family home located in North Canterbury within walking distance of the city centre and Canterbury West railway station, as well as local amenities.

There is gas-fired central heating, double glazing throughout and the spacious accommodation comprises an entrance hall, living room, large kitchen diner, two double bedrooms, a single bedroom, a family bathroom and a conservatory. Externally there is a well-established rear garden with out building and green house as well as side access,

To the front there is a large concrete area.

Kitchen

8' 11" x 20' 2" (2.72m x 6.15m)

Lounge

10' 5" x 13' 5" (3.17m x 4.09m)

Bedroom One

8' 11" x 13' 11" (2.72m x 4.24m)

Bedroom Two

10' 1" x 10' 3" (3.07m x 3.12m)

Bedroom Three

7' x 9' 8" (2.13m x 2.95m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D

view this property online connells.co.uk/Property/CBY405817

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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