



**Connells**

96a Broad Oak Road  
CANTERBURY



## Property Description

Connells are delighted to present to the market this unique Two Bedroom End Of Terrace home on the popular location of Broad Oak Road, Canterbury!

Boasting a generous garden and off street parking, this home comprises internally of an open plan kitchen diner to the rear with full width french doors leading out to the garden whilst to the front is a cosy and secluded lounge. On the first floor is the primary double bedroom, the main three piece bathroom and a handy additional W/C. To the second floor is an additional and characterful double bedroom with a central staircase, dormer extension and velux windows. Further benefits include ample additional storage, gas central heating and double glazing.

Externally the property offers a large rear garden mainly laid to lawn with shed storage and a patio leading out from the kitchen diner, with off street parking to the front for one car.

## Lounge

10' 7" x 7' 9" ( 3.23m x 2.36m )

## Kitchen

9' 11" x 7' 7" ( 3.02m x 2.31m )

## Dining Area

9' 10" x 8' 4" ( 3.00m x 2.54m )

## Bedroom One

18' 11" x 9' 11" ( 5.77m x 3.02m )

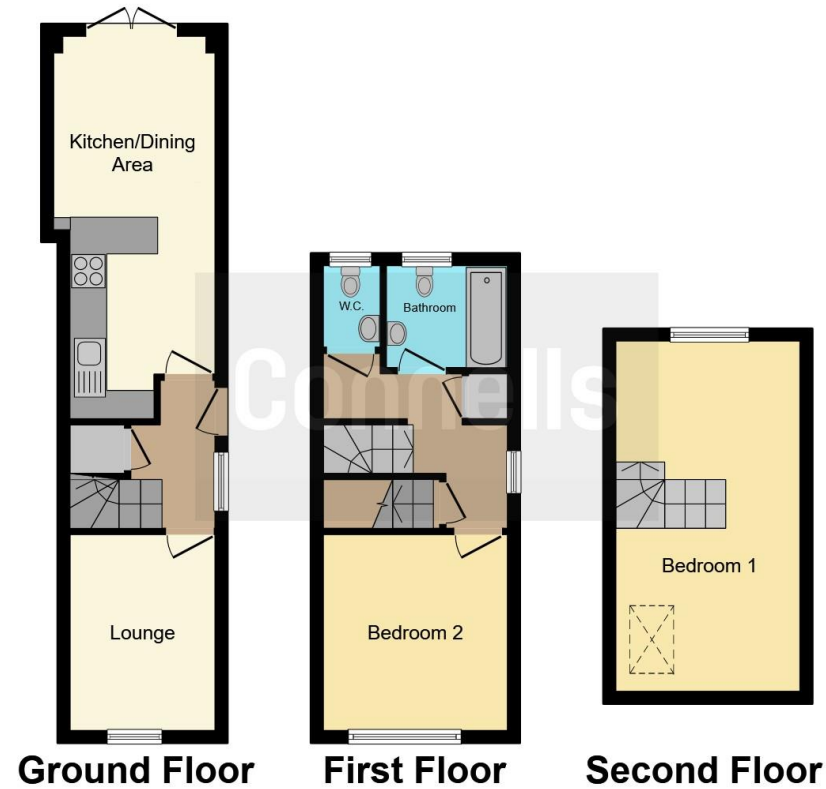
## Bedroom Two

10' x 9' 10" ( 3.05m x 3.00m )









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY405800](http://connells.co.uk/Property/CBY405800)**



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.

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