



Connells

13a Cocking Road
CANTERBURY



Property Description

Connells are delighted to offer this four bedroom semi detached property on the edge of Canterbury within walking distance of the main city centre.

The property itself is made up of a lounge, separate dining room, kitchen and four ensuite bathrooms. Further benefits include substantial parking at the front of the property as well as a good sized rear garden.

This property boasts the ability to either become a lovely family home or a great investment opportunity.

The property is located in Cockerling Road which is in Thanington Without. The area is perfect for anyone wanting to be within walking distance to Kent and Canterbury Hospital, both mainline train stations and Canterbury City centre.

There is easy access to the A2 to London as well as local amenities.

Ensuite

5' x 3' 5" (1.52m x 1.04m)

Cloakroom

10' 7" x 5' 6" (3.23m x 1.68m)

Lounge

16' 9" x 13' 11" (5.11m x 4.24m)

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom One

14' 1" x 11' 2" (4.29m x 3.40m)

Ensuite

7' 11" x 6' 10" (2.41m x 2.08m)

Bedroom Two

5' x 3' 5" (1.52m x 1.04m)









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

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EPC Rating: E

view this property online connells.co.uk/Property/CBY405959

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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