



**Connells**

Gilton  
Ash Canterbury



### Property Description

Connells are delighted to bring this 2 bedroom attractive property in the heart of Ash village, just outside of Canterbury.

Two double bedroom, one with ensuite, galley style kitchen, ample lounge and separate dining room, plenty of garden space and off road parking.

The area is surrounded by lush greenery, with nearby parks and green spaces offering a peaceful escape from the hustle and bustle of daily life. The street is easily accessible via the nearby A28 and A251 roads, providing convenient links to nearby towns and cities. The local village centre is just a short walk away, boasting a range of amenities including shops, restaurants, and pubs.

The historic city of Canterbury is also within easy reach, offering world-renowned attractions such as Canterbury Cathedral and the River Stour. With its picturesque setting, easy access to amenities, and proximity to the city centre, Gilton is an attractive address for those seeking a peaceful yet connected lifestyle in Kent.

### Lounge

12' 1" x 11' 11" ( 3.68m x 3.63m )

### Dining Room

15' 4" x 11' 11" ( 4.67m x 3.63m )

### Kitchen

9' 11" x 7' 5" ( 3.02m x 2.26m )

### Utility Room

5' 4" x 6' 10" ( 1.63m x 2.08m )

### Bedroom One

15' 3" x 12' ( 4.65m x 3.66m )

### Bedroom Two

15' 4" x 12' ( 4.67m x 3.66m )









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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29-30 Watling Street  
 CANTERBURY CT1 2UD

**EPC Rating: E**

**view this property online [connells.co.uk/Property/CBY405958](http://connells.co.uk/Property/CBY405958)**

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.

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