



**Connells**

Hampshire Road  
Canterbury



## Property Description

Connells are delighted to present to the market this fully refurbished three bedroom semi-detached home located within a quiet and secluded area on Hampshire Road, Canterbury. This property boasts fields and countryside locally with rural walks right on your doorstep.

Internally the home comprises of a large lounge to the front which then leads into a separate kitchen/dining room the spans the full rear of the property. The garden offers two areas which can be used for storage as well as nice sized garden. Upstairs are two brilliant sized double bedrooms with a further single bedroom and three piece bathroom.

### Entrance Hall

11' 8" x 6' 4" ( 3.56m x 1.93m )

### Lounge

14' 9" x 11' 5" ( 4.50m x 3.48m )

### Kitchen

21' 7" x 8' 9" ( 6.58m x 2.67m )

### Bedroom One

12' 2" x 11' 4" ( 3.71m x 3.45m )

### Bedroom Two

10' 2" x 9' 2" ( 3.10m x 2.79m )

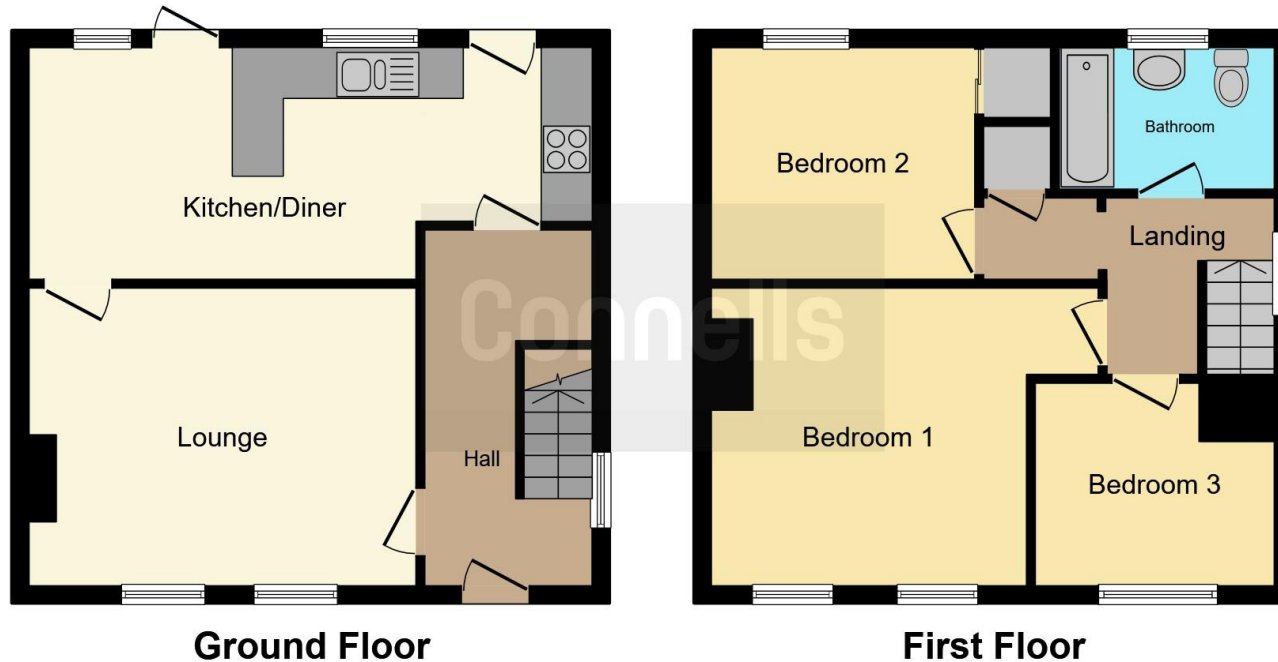
### Bedroom Three

7' 8" x 6' 4" ( 2.34m x 1.93m )









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)

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 CANTERBURY CT1 2UD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406028](http://connells.co.uk/Property/CBY406028)**



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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