



**Connells**

Cossington Road  
Canterbury



Cossington Road  
Canterbury CT1 3HU

for sale guide price  
**£325,000 to £350,000**



### Property Description

\*\*\*GUIDE PRICE £325,000 to £350,000\*\*\*

Nestled in the heart of Canterbury, this lovely Victorian two-bedroom terrace combines period charm with modern comforts. As you step inside, you're greeted by a warm and inviting living space featuring original period features such as high ceilings, decorative paneling, and a beautiful fireplace that adds character and charm.

The spacious, light-filled lounge flows seamlessly into a spacious dining room and then well-appointed kitchen,

The two generously sized bedrooms are thoughtfully designed to maximize comfort. The master bedroom boasts a sash window allowing for an abundance of natural light, while the second bedroom offers versatility, perfect for guests, nursery or a home office. A stylishly updated bathroom completes the interior, featuring modern fixtures and a soothing colour palette.

Outside, the private courtyard is a hidden gem, offering a serene outdoor space for relaxation or gardening, creating an oasis within the city. Located just a short stroll from Canterbury's historic centre, with its vibrant shops, cafes, and cultural attractions, this property is perfect for those looking to enjoy both the charm of Victorian architecture and the convenience of modern living.



## Lounge

12' 5" x 12' 4" ( 3.78m x 3.76m )

## Dining Room

13' 1" x 10' 10" ( 3.99m x 3.30m )

## Kitchen

11' 4" x 5' 5" ( 3.45m x 1.65m )

## Utility

6' 4" x 4' 10" ( 1.93m x 1.47m )

## Bedroom One

13' x 11' 3" ( 3.96m x 3.43m )

## Bedroom Two

9' 11" x 10' 6" ( 3.02m x 3.20m )

## Bathroom

Roll top bath, WC and wash hand basin















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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**EPC Rating: D**

Tenure: Freehold

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