



Connells

George Roche Road
Canterbury



Property Description

Connells of Canterbury are delighted to bring to the market this well presented Townhouse, situated in a highly sought after area of Canterbury. This home is part of a modern development within easy reach of the City Centre, local amenities and transport links. The property benefits from off street parking, double glazing, central heating throughout. Set over three floors are bright, spacious rooms comprising of 4 bedrooms, master with en suite, an additional bathroom and shower room, kitchen with dining area and a living room on the ground floor. Externally there is front and rear low maintenance gardens and allocated parking.

Viewing is advised.

Entrance Hall

Lounge

16' 5" x 13' (5.00m x 3.96m)

Kitchen/Diner

16' 5" x 10' 6" (5.00m x 3.20m)

Bedroom One

14' x 10' 6" (4.27m x 3.20m)

En Suite

Bedroom Two

16' 3" x 11' 4" (4.95m x 3.45m)

Bedroom Three

10' 6" x 9' 2" (3.20m x 2.79m)

Bedroom Four

12' x 9' 6" (3.66m x 2.90m)

Bathroom

Bathroom Second Floor









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 CANTERBURY CT1 2UD

EPC Rating: C

Tenure: Freehold

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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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