



Connells

Mill Cottage,, Barton Mill Road
Canterbury

Mill Cottage,, Barton Mill Road Canterbury CT1 1BP

for sale guide price
£270,000 to £280,000



Property Description

Connells are delighted to bring to market this stunning 2 bed semi detached property located on Barton Mill Road, Canterbury.

This charming property is currently being sold with tenants in situ and is an ideal buy to let opportunity for investors.

Entering the property you are greeted by a large lounge area which leads into a good sized modern kitchen. Moving upstairs you will find two good sized bedrooms along with a modern bathroom. At the front of the property is well kept front garden.

Barton Mill Road is conveniently located near local amenities as well as being a 15 minute walk from the city centre. This property also offers allocated parking within a gated development offering privacy for the residents of the property.

Call Connells now to arrange your viewing!

Agents note - Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance

11' 4" x 5' 7" (3.45m x 1.70m)

Cloakroom

4' 7" x 5' 7" (1.40m x 1.70m)

Lounge

15' 9" x 9' 5" (4.80m x 2.87m)

Kitchen

6' 8" x 8' 1" (2.03m x 2.46m)

Landing

14' 9" x 3' 6" (4.50m x 1.07m)

Bedroom One

10' 6" x 9' 4" (3.20m x 2.84m)

Bedroom Two

11' 7" x 11' 8" (3.53m x 3.56m)

Bathroom

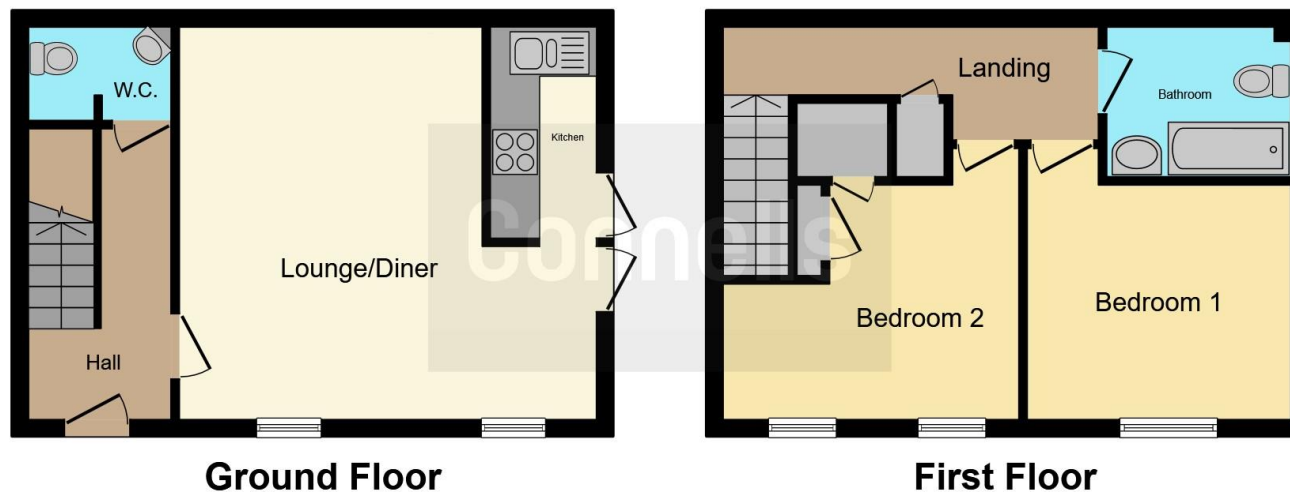
7' 4" x 6' (2.24m x 1.83m)











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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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406443



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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