



**Connells**

Becket Avenue  
Canterbury





## Property Description

This immaculate, recently renovated property is situated in a highly sought-after location. Boasting a complete renovation to a high standard, this home offers modern living at its finest. Being in the convenient and popular location of St. Dunstan's, makes this home ideal for families, professionals or anyone seeking a move-in-ready residence.

Featuring a brand-new fitted kitchen, completed with rustic oak countertops and ample storage space, whether you enjoy being a seasoned chef or simply preparing family meals this kitchen will not disappoint. The contemporary bathroom has also been designed with relaxation in mind, featuring modern features, stylish tiling and a clean, fresh aesthetic. Upstairs, you will find three generously proportioned bedrooms, each offering floods of natural light. Outside, the property benefits from a private driveway with space for two cars, ensuring parking is never an issue. The garden also offers a great outdoor space, with its impeccable finish and prime location this property is a rare find and is ready to welcome the new owners.

Agents Note: The property is of non-standard construction, steel framed. Please speak with your conveyancer.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

### Entrance Hall

12' x 6' 7" ( 3.66m x 2.01m )

### Cloakroom

2' 9" x 4' 11" ( 0.84m x 1.50m )

### Lounge

13' 9" x 12' ( 4.19m x 3.66m )

### Dining Room

10' 3" x 8' 5" ( 3.12m x 2.57m )

### Bedroom One

12' 1" x 12' ( 3.68m x 3.66m )

### Bedroom Two

13' 5" x 8' 4" ( 4.09m x 2.54m )

### Bedroom Three

9' x 8' 5" ( 2.74m x 2.57m )

### Bathroom

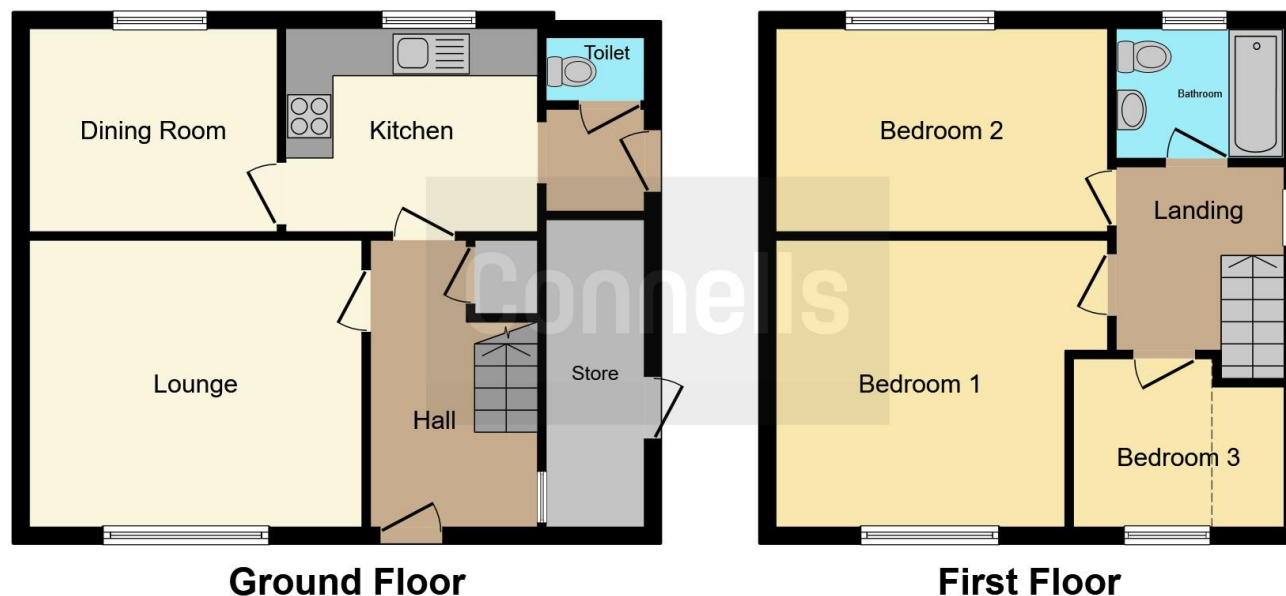
5' 6" x 7' ( 1.68m x 2.13m )











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

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: E Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406454](http://connells.co.uk/Property/CBY406454)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBY406454 - 0006