



Connells

Station Road
Adisham Canterbury

Station Road Adisham Canterbury CT3 3JF

for sale guide price
£170,000 to £180,000



Property Description

Station road presents the perfect First-time buy for those looking for tranquillity, trainlines and access to the City of Canterbury with no added work on their first home. Upon entering you will be greeted with a large open lounge leading out onto the private balcony, providing lots of natural light and space. You will then find the well-proportioned kitchen and family bathroom. Two bedrooms also accompany the property, one being a master and the other having capacity for extra space. The property also benefits from having it's own Private Garden. Don't miss out on this ideal opportunity!

Bedroom 1

11' 11" x 9' 10" (3.63m x 3.00m)

Bedroom 2

10' 2" x 6' 10" (3.10m x 2.08m)

Bathroom

6' 10" x 4' 10" (2.08m x 1.47m)

Living Room

13' 1" x 13' (3.99m x 3.96m)

Kitchen

9' x 6' 11" (2.74m x 2.11m)











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: C Council Tax
 Band: A

Service Charge: 800.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406760

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Oct 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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