



**Connells**

Rushmead Close  
Canterbury



### Property Description

Offered to the market with no onward chain, this end of terrace, three to bedroom home would make a great first time buy or investment. Positioned in a sought after location within close proximity of Canterbury City, the property has been redecorated throughout and new carpets fitted.

The home is set over two floors and offers flexible accommodation with a lounge, kitchen, dining room that could be used as a fourth bedroom and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom.

Also boasting spacious front and rear gardens, the home is ready to view now by appointment only via Connells.



## Entrance Hall

8' 7" x 6' 10" ( 2.62m x 2.08m )

Front Door, carpet,

## Cloakroom

WC and wash hand basin

## Lounge

19' x 7' 11" ( 5.79m x 2.41m )

Window, rear door, new carpet and radiator.

## Dining Room/Bedroom 4

10' 9" Max x 8' 3" Max ( 3.28m Max x 2.51m Max )

Window, carpet and radiator.

## Kitchen

12' 3" Max x 7' 1" ( 3.73m Max x 2.16m )

Window, matching wall and base units, work surface, electric hob and oven, extractor fan, space and plumbing for washing machine and fridge freezer.

## First Floor

### Landing

Loft hatch, airing cupboard and carpet.

### Bedroom One

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

Carpet, Radiator and window.

### Bedroom Two

13' 5" x 9' 2" ( 4.09m x 2.79m )

Carpet, radiator, window, cupboard and hanging space.

### Bedroom Three

10' x 7' ( 3.05m x 2.13m )

Window, carpet, radiator and storage cupboard.

### Bathroom

Shower cubicle, wash hand basin, WC, towel rail, window and tiled walls.

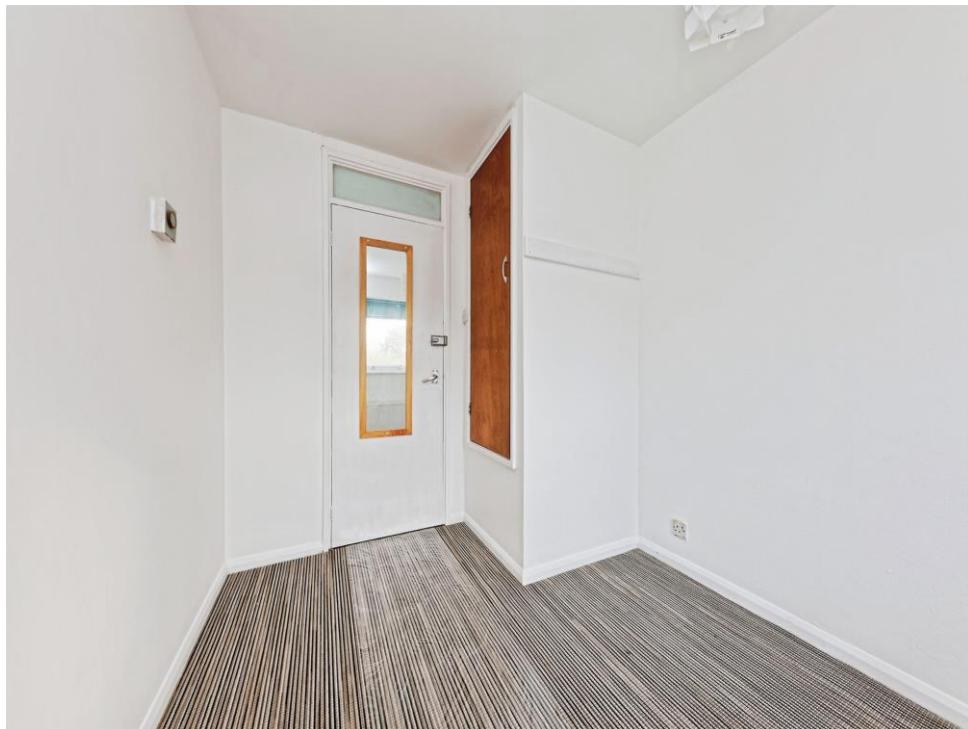
## Externally

### Rear Garden

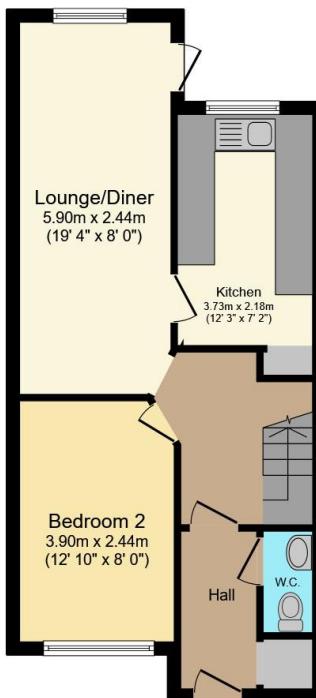
32' x 17' ( 9.75m x 5.18m )

Patio and path, rear gated access and lawn. wall and fence surround

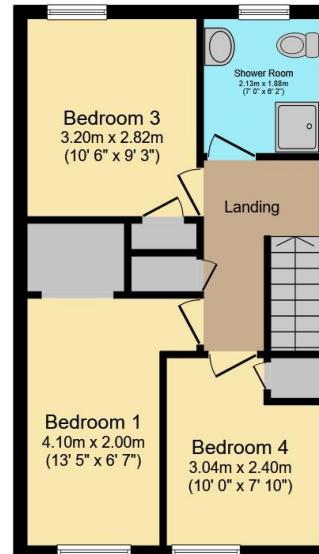








**Ground Floor**



**First Floor**

Total floor area 85.6 m<sup>2</sup> (921 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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CANTERBURY CT1 2UD

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406815](http://connells.co.uk/Property/CBY406815)**



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