



**Connells**

Oxford Road  
Canterbury



## Property Description

Set in the popular Wincheap area of Canterbury, this well presented, three bedroom mid terrace home is ready to move in to and is ideal for a first time buyer and growing family.

The home is moments walk away from local shops, newsagents and schools. Canterbury hospital is also moments away along with main line train station providing high speed services to London.

The property opens through a porchway to an entrance hall in to the living room with open plan dining area. There is a spacious fitted kitchen with separate utility area, downstairs cloakroom and shower along with a study room overlooking the rear garden.

The top floor includes three good size bedrooms and well presented family bathroom with matching suite of bath with shower over, WC and wash hand basin.

A major benefit of this home is the off road parking for two cars to the front of the property and the very large rear garden.

Viewings are highly recommended to appreciate the space on offer.

The first floor comprises three bedrooms and family bathroom.

## Porch

## Hallway

## Lounge/Diner

20' 10" x 13' 10" ( 6.35m x 4.22m )

## Kitchen

12' x 9' ( 3.66m x 2.74m )

## Utility Room

9' 11" x 9' 6" ( 3.02m x 2.90m )

## Office

6' 11" x 6' 9" ( 2.11m x 2.06m )

## First Floor

## Bedroom One

14' x 9' 5" ( 4.27m x 2.87m )

## Bedroom Two

13' 11" x 11' 5" ( 4.24m x 3.48m )

## Bedroom Three

9' 2" x 7' 10" ( 2.79m x 2.39m )

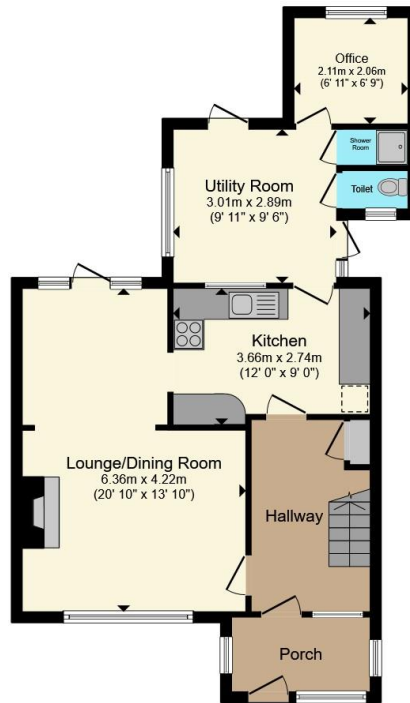
## Bathroom

6' 6" x 5' 6" ( 1.98m x 1.68m )

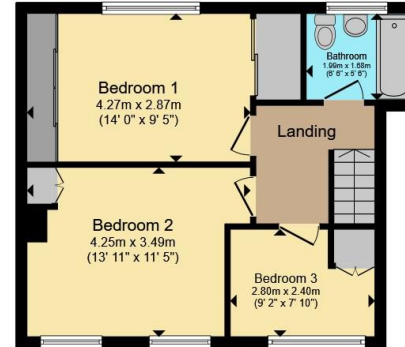








**Ground Floor**



**First Floor**

Total floor area 106.4 m<sup>2</sup> (1,145 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)



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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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