

for sale

guide price **£260,000**



Oxford Road Canterbury CT1 3QP

GUIDE PRICE £260,000-£275,000

A THREE BEDROOM end of terrace home, within close proximity to Canterbury city centre & transport links with a good sized REAR GARDEN and a DRIVEWAY. To the ground floor this home offers a lounge, dining room, conservatory, kitchen, utility room & a cloakroom.



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Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs to the first floor, door to kitchen, understairs cupboard, radiator.

Cloakroom

Suite comprising of low level w.c, wash hand basin, double glazed window to the side.

Lounge

13' 10" x 10' 8" (4.22m x 3.25m)
Double glazed window to the front, baxi back boiler, radiator.

Dining Room

10' 6" x 9' 10" (3.20m x 3.00m)
Double glazed patio doors to the rear leading to conservatory, radiator,

Kitchen

Fitted kitchen with a range of matching wall and base units, stainless steel single bowl sink and drainer, work surfaces over, splashback tiling, electric oven with gas hob and cookerhood over, plumbing and space for washing machine, double glazed window to the rear, door to the side to the utility room.



Utility Room

12' 10" x 4' 11" (3.91m x 1.50m)

Base units, cupboard, work surfaces, space for fridge/freezer, doors to kitchen and cloakroom.

Conservatory

8' x 9' 10" (2.44m x 3.00m)

Double glazed windows to the rear and side, double glazed sliding door to the rear, radiator.

Landing

Stairs from ground floor, loft access, double glazed window to the side.

Bedroom One

12' x 9' 10" (3.66m x 3.00m)

Double glazed window to the rear, built in wardrobes, radiator.

Bedroom Two

9' 11" x 10' 8" (3.02m x 3.25m)

Double glazed window to the front, built in wardrobes, radiator.

Bedroom Three

6' 9" x 9' 11" max (2.06m x 3.02m max)

Double glazed window to the front, radiator.

Bathroom

Suite comprising of bath with mixer taps and shower attachment over, wash hand basin, w.c, fully tiled, radiator, double glazed window to the rear.

To The Outside

Rear Garden

Garden to the rear mainly laid to lawn, patio seating area, fenced and hedge boundaries, outhouse, mature shrubs, plants and trees.

Driveway

Driveway to front providing off street parking for two vehicles.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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directions to this property:

Leaving Connells office in Castle Street go straight over the roundabout, left into Gordon Road, right into Martyrs Field Road, first left into Guildford Road then second left into Oxford Road.

To view this property please contact Connells on

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77 Castle Street
 CANTERBURY CT1 2QD

Property Ref: CBY402686 - 0012

Tenure: Freehold

EPC Rating: D

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