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4 Tile Kiln Hill, Blean, Canterbury, Kent, CT2 9EE

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**4 Tile Kiln Hill, Blean, Canterbury, Kent,
CT2 9EE**

Guide Price £425,000 Freehold

A three bedroom detached bungalow situated less than one minute's walk from the sought after Blean Primary School. The bungalow is in need of some modernisation but offers huge potential and a large 187' rear garden with views over open countryside.

- Three Bedroom Detached Bungalow
- In Need Of Some Modernisation & Improvement
- Virtually Next Door To Blean Primary School
- Large 187' Rear Garden With Views
- Conservatory
- Gas Central Heating & Double Glazing
- Off Road Parking
- Convenient Position
- No Chain

The front door opens to the entrance porch and through to the entrance hall. The sitting room is to the rear and has patio doors leading to the conservatory.

The kitchen is to the front and has a good range of wall and base units and ample room for a breakfast table. There is a utility room to the other side of the hallway which has the gas fired boiler and spaces for a washing machine & freezer. All three bedrooms are doubles and the master benefits from an en-suite shower room.



The family bathroom is fitted with a bath with shower over, w.c and wash hand basin.

Outside, most of the garden lies to the rear and measures approximately 187' x 31' and is mainly laid to lawn. The garden is fence and hedge enclosed and has wonderful views over open countryside to the rear.

To the front of the bungalow is a driveway providing off road parking for two cars.

Tile Kiln Hill is a very convenient position for Blean Primary School which is less than a minutes walk from the bungalow with the University of Kent, St Edmund's and Kent College all being within easy walking distance too. The Cathedral City of Canterbury is just 1.2 miles away and offers a huge range of shopping and leisure facilities including an abundance of restaurants, bars and cafés. Educationally, Canterbury is very well provided for with three universities and a huge choice of schools for all ages and abilities in the state and private sectors.

The North side of Canterbury is a prime location with easy access to Canterbury West railway station with its high speed service to London St Pancras in just 56 minutes and the A2 being close by with its links to the M2 and wider motorway network.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

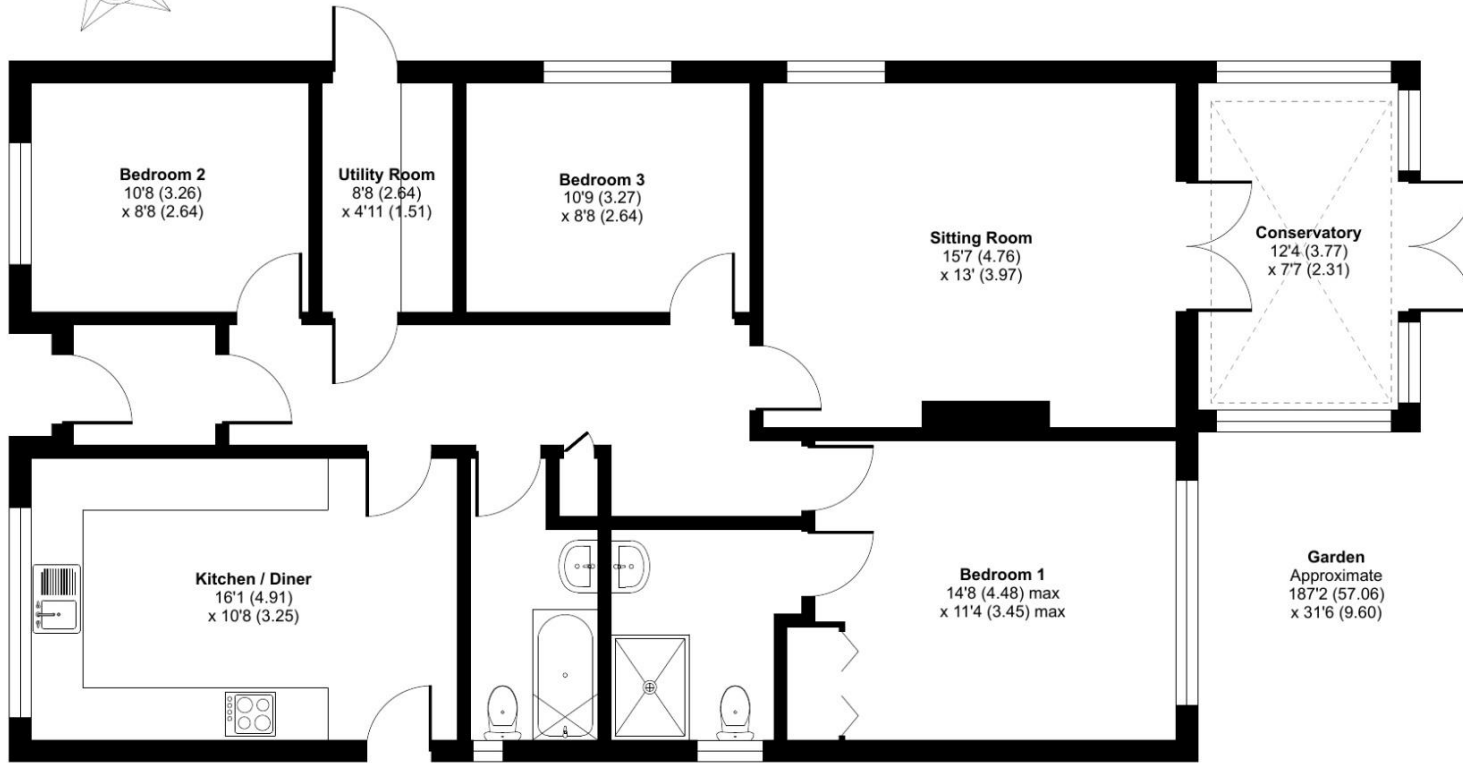
Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.vo.a.gov.uk).

Date: These particulars were prepared on 20/11/24



Approximate Area = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1216373

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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