



Connells

Ancress Close
CANTERBURY



Property Description

Guide Price £250,000 to £260,000

Lovingly maintained throughout, this two bedroom, mid terrace home is offered to the market with no onward chain and would make an ideal first time buy or ready made investment.

Positioned in a cul de sac in a popular residential location, the property is moments walk away from local amenities such as newsagents and shops as well as superstores a little further down the road and Kent University.

The property itself opens in an entrance hallway with storage space and a utility room with space for washing machine, storage and potential to add a cloakroom. Through to the spacious living room and dining room, there is access to a rear porch leading out to the low maintenance garden with patio area and astro lawn. The fitted kitchen provides ample storage space, work surfaces and space for fridge freezer.

To the first floor, you will find two double bedrooms and a family shower room with shower cubicle, WC and wash hand basin.

The home is sold with no onward chain and accompanied viewings are available on request.

Entrance Porch

Front door, window

Utility And Storage Room

5' 4" Max x 7' 11" Max (1.63m Max x 2.41m Max)

Plumbing for washing machine.

Lounge

12' 9" x 10' 4" (3.89m x 3.15m)

Dining Room

9' 7" x 7' 6" (2.92m x 2.29m)

Kitchen

11' x 7' (3.35m x 2.13m)

Landing

Bedroom One

12' x 9' 8" (3.66m x 2.95m)

Bedroom Two

12' 10" x 8' 6" (3.91m x 2.59m)

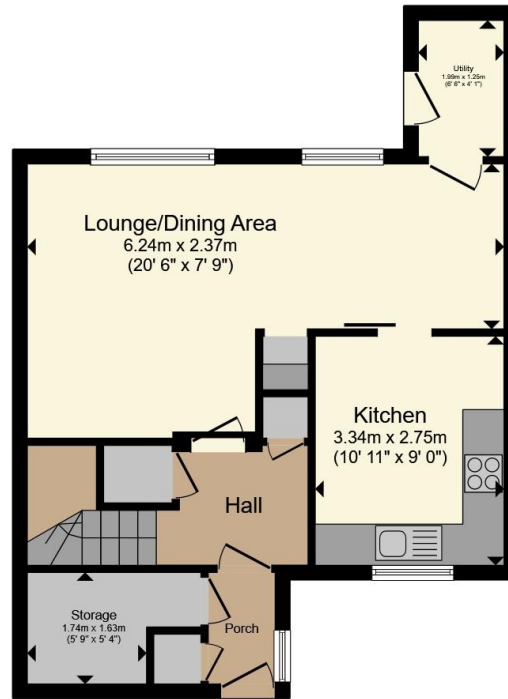
Shower Room

Shower cubicle, wash hand basin, window, underfloor heating. Separate WC.

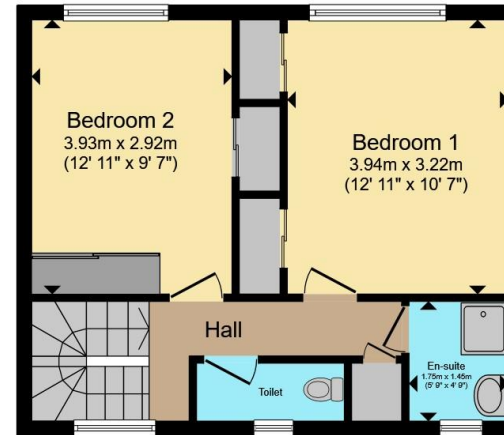








Ground Floor



First Floor

Total floor area 89.9 m² (968 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



To view this property please contact Connells on

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29-30 Watling Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407151



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