



Connells

The Avenue
Hersden Canterbury



Property Description

Offered to the market with no onward chain is this ideal first time home or investment opportunity in a popular village location.

The home is close by to local amenities including school, shops and transport services. There are road networks leading to Thanet and Canterbury along with regular bus routes in and out of the village.

The property is laid out over two floors and includes a lounge dining room and kitchen to the ground floor. To the first floor there are two double bedrooms, the larger with built in cupboard space and a family bathroom.

Viewings are available now by appointment only, call our office to book your time.



Entrance Hall

Cloakroom

WC and wash hand basin

Lounge Dining Room

13' 5" Max x 13' 1" Max (4.09m Max x 3.99m Max)

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m)

Landing

Bedroom One

11' 6" x 10' 10" (3.51m x 3.30m)

Built in cupboard space

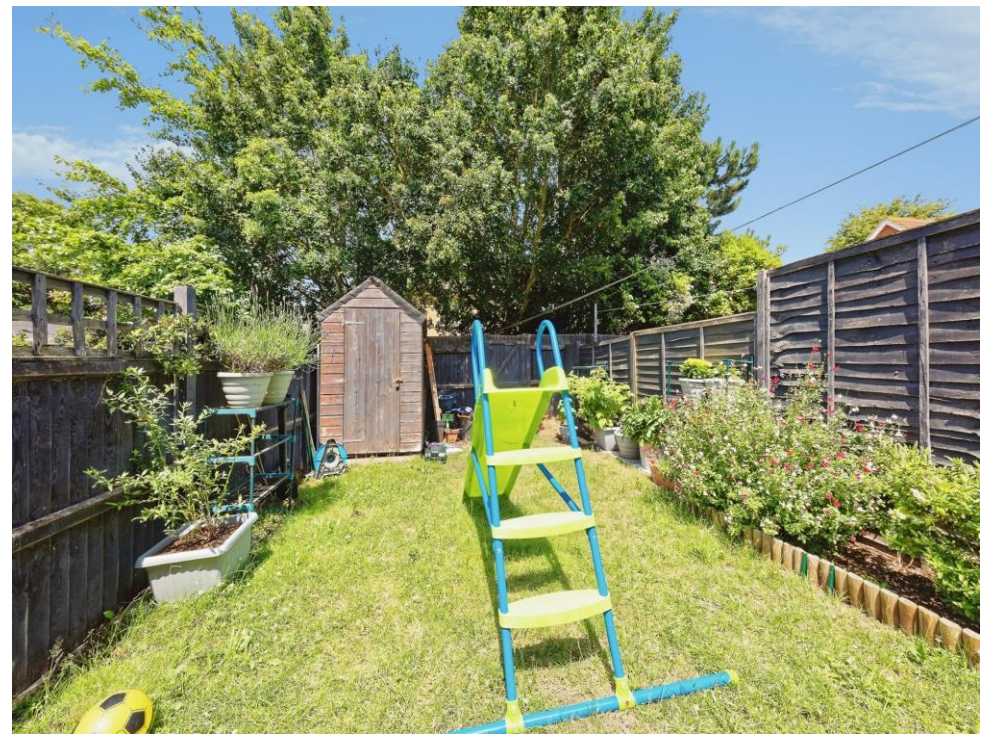
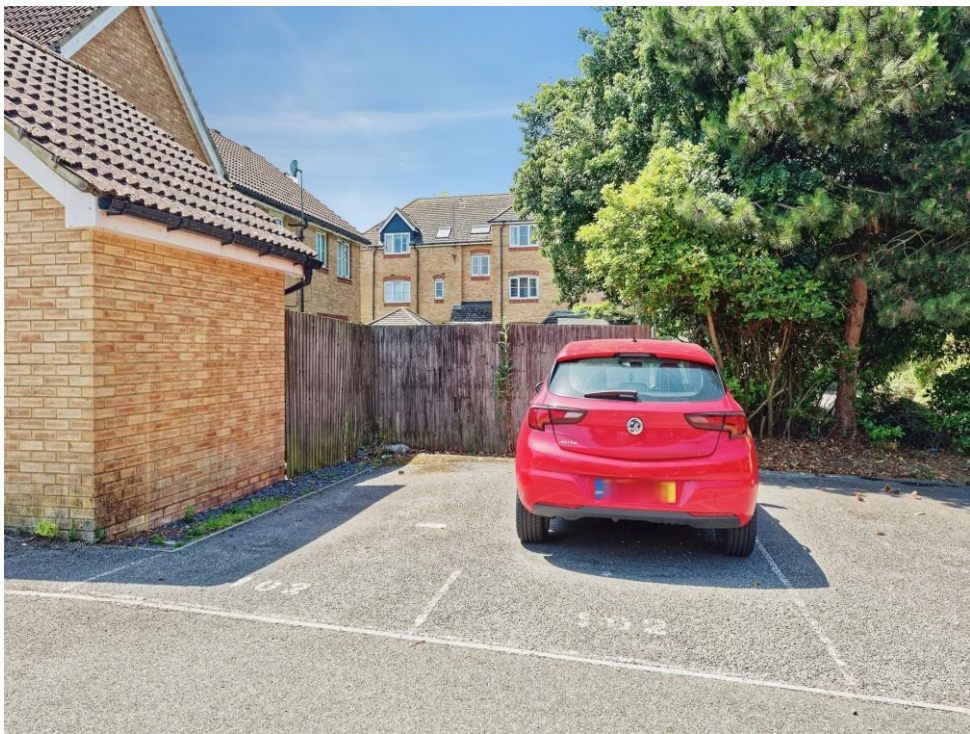
Bedroom Two

13' 1" x 7' 7" (3.99m x 2.31m)

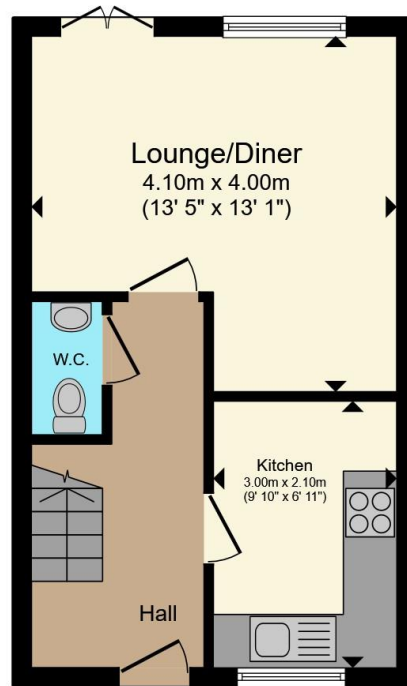
Bathroom

Bath with shower over, WC and wash hand basin

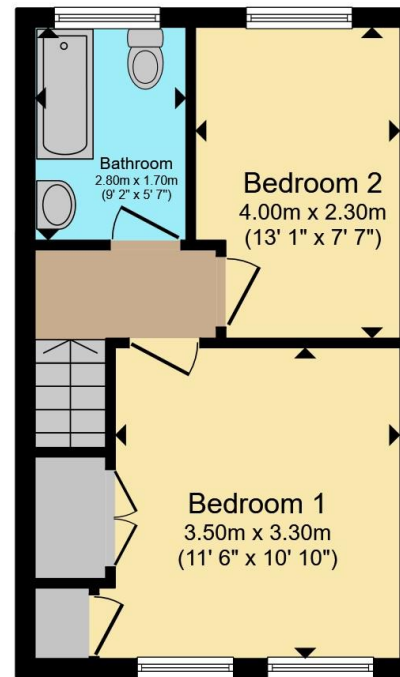








Ground Floor



First Floor

Total floor area 58.2 m² (627 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

Connells

To view this property please contact Connells on

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407018



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CBY407018 - 0003