


Connells

Rushmead Close
Canterbury

# Rushmead Close
# Canterbury CT2 7RP

for sale
**£325,000**







## Property Description

Offered to the market with no onward chain, this mid terrace, four bedroom home would make a great first time buy or investment. The home has been redecorated and new carpets throughout and is ideally positioned for access to Canterbury City, main line train station with high speed services to London and local amenities.

The home is set over two floors and offers flexible accommodation with a lounge, kitchen, dining room that is currently being used as a fourth bedroom and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom.

Also boasting spacious front and rear gardens, the home is ready to view now by appointment only via Connells.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

**Lounge**
16'  x 10' 6" ( 4.88m x 3.20m )

**Dining Area**
13'  x 7' 10" ( 3.96m x 2.39m )

**Kitchen**
13'  x 7' 2" ( 3.96m x 2.18m )

**Bedroom One**
13' 9" x 7' 4" ( 4.19m x 2.24m )

**Bedroom Two**
10' 7" x 9' 2" ( 3.23m x 2.79m )

**Bedroom Three**
13' 8" x 8' 3" ( 4.17m x 2.51m )

**Bedroom Four**
10' 4" x 8'  ( 3.15m x 2.44m )

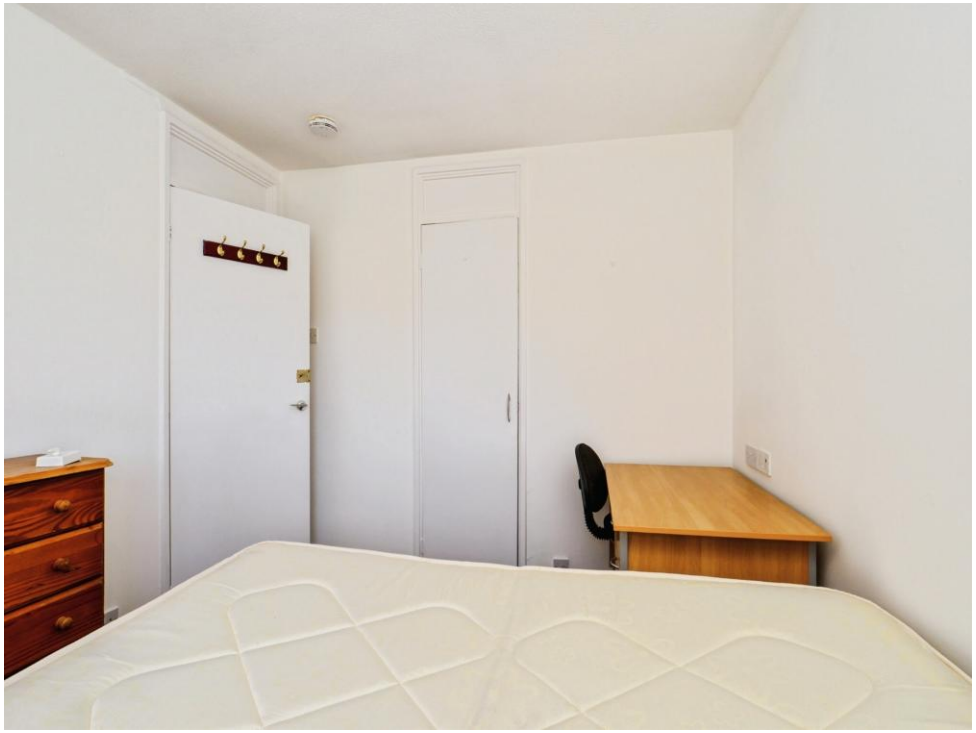
**Shower Room**
















52
52
52




**Ground Floor** **First Floor**

Total floor area 94.5 m² (1,017 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

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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: C

Tenure: Freehold

**view this property online connells.co.uk/Property/CBY407456**

The Property Ombudsman

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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.

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