

Connells

Reed Avenue
Canterbury

Reed Avenue
Canterbury CT1 1ES

for sale
£280,000







Property Description

Set in a popular location on the edge of Canterbury, this spacious five bedroom property enjoys flexible accommodation over two floors with two bedrooms to the ground floor and three to the first floor. The ground floor bedrooms could be used as extra reception rooms or as an office for anyone looking to work from home.

There is a lounge area with a kitchen and comfortable conservatory overlooking the rear garden. The shower room can be found on the first floor with a separate cloakroom.

To the outside, the property boasts off road parking and side access through to the generous rear garden.

Nearby are a selection of local shops and take aways along with other superstores and shops within a short distance. The main Sturry Road provides a main link to Canterbury and Thanet with plenty of bus stops with regular services available. Sold with no onward chain, viewings are available on request.

Entrance Hall

Lounge
10' 2" x 9' 1" (3.10m x 2.77m)

Kitchen
10' 5" x 6' 10" (3.17m x 2.08m)

Conservatory
9' 1" x 8' 3" (2.77m x 2.51m)

Bedroom Three (ground Floor)
12' 9" x 8' 1" (3.89m x 2.46m)

Bedroom Four (ground Floor)
11' x 7' 5" (3.35m x 2.26m)

Landing

Bedroom One
11' 7" x 10' 1" (3.53m x 3.07m)

Bedroom Two
13' x 9' 9" (3.96m x 2.97m)

Bedroom Five
9' 7" x 9' 1" (2.92m x 2.77m)

Upstairs Cloakroom

Shower Room



















Total floor area 97.4 m² (1,049 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: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407332

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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