

Connells

Gilbert Way
Canterbury

Gilbert Way
Canterbury CT1 3NB

for sale guide price
£325,000







Property Description

GUIDE PRICE £325,000 to £350,000

THREE BEDROOM, SEMI DETACHED FAMILY HOME set in a popular residential location of Canterbury.

The property is spread over two floors, The ground floor comprising of cloakroom, modern fitted kitchen and lounge/diner with French Doors leading to the rear garden.

To the first floor there are three bedrooms, with two having the benefit of built in wardrobes and a modern family bathroom overlooking the rear garden.

The property is fully double glazed and centrally heated. To the outside the property benefits from a low maintenance rear garden with rear access to a separate garage. Also space outside for extra parking for visitors.

Lounge Diner

12' 6" x 12' (3.81m x 3.66m)

Double glazed windows and french doors to rear, radiator, telephone and tv points, under stair storage and carpet laid to floor.

Kitchen

8' 5" x 8' 3" (2.57m x 2.51m)

Double glazed windows to front, a fitted kitchen with a wide range of matching wall and base units, stainless steel sink with drainer, work surfaces over, tiling, electric fan oven with gas hob, cooker hood, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, ch boiler and lino flooring.

Bedroom One

9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed window to front, built in wardrobe, radiator and carpet laid to floor.

Bedroom Two

9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window to rear, built in wardrobe, radiator and carpet laid to floor.

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)

Double glazed window to rear, radiator and carpet laid to floor.



















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

Total floor area 88.0 m² (948 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

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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