

Connells

Shipman Avenue
Canterbury

Shipman Avenue
Canterbury CT2 8PD

for sale offers in excess of
£290,000







Property Description

Set in a popular residential area on the edge of Canterbury, you will find this very spacious and beautifully presented home. Offering an ideal first time buy and space for a growing family, this three bedroom property has been redecorated throughout and is ready to move in to.

The property boasts off road parking to the front for a couple of vehicles along with a generous rear garden including a fully powered workshop to the top of the garden and some brick built storage areas ready to use and offering potential to extend.

The home opens in to a light and airy hallway with door leading to the living room through to the dining room where there are double doors overlooking the garden. There is a modern fitted kitchen complete with built in oven and space for all white goods.

To the first floor there are three good sized bedrooms and a modern family bathroom with matching suite of bath with shower over, WC and wash hand basin.

Viewings are available on this property are available straight away and are recommended to appreciate all that is on offer.

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
12' 8" x 10' 5" (3.86m x 3.17m)

Dining Room
10' 4" x 9' (3.15m x 2.74m)

Kitchen
10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom One
12' 9" x 10' 5" (3.89m x 3.17m)

Bedroom Two
11' 1" x 8' 8" (3.38m x 2.64m)

Bedroom Three
12' 3" x 8' 11" (3.73m x 2.72m)

Bathroom
8' x 5' 7" (2.44m x 1.70m)







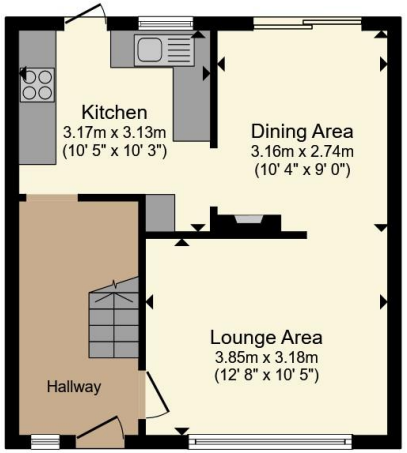





TO my Sister:
Even when i'm
not close by I want
you to know I love
and I'm so proud of you
always. Hold it in your
arms and consider
it a big hug!



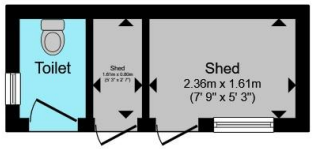




Ground Floor



First Floor



Outbuilding

Total floor area 89.3 m² (961 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

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407279

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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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