



116 Salisbury Road, Canterbury, Kent, CT2 7SE

£1,600 PCM

- Two Spacious Double bedrooms & One Single
- Enclosed rear garden
- Quiet Location
- Large conservatory providing additional living space
- Garage & Driveway for 1 Vehicle

116 Salisbury Road, Kent CT2 7SE

** AVAILABLE DECEMBER **

FAMILY HOME WITH CONSERVATORY, GARAGE & DRIVEWAY

Well presented and spacious throughout, this three-bedroom semi-detached home offers excellent family accommodation in a sought-after residential location. Situated within easy reach of local schools, the mainline railway station and convenient bus routes, this attractive home combines generous living space with practical family-friendly features.

The ground floor offers a welcoming entrance porchway leading to a bright and spacious living/dining room, the fitted kitchen features wall and base units and comes with a range of white goods.

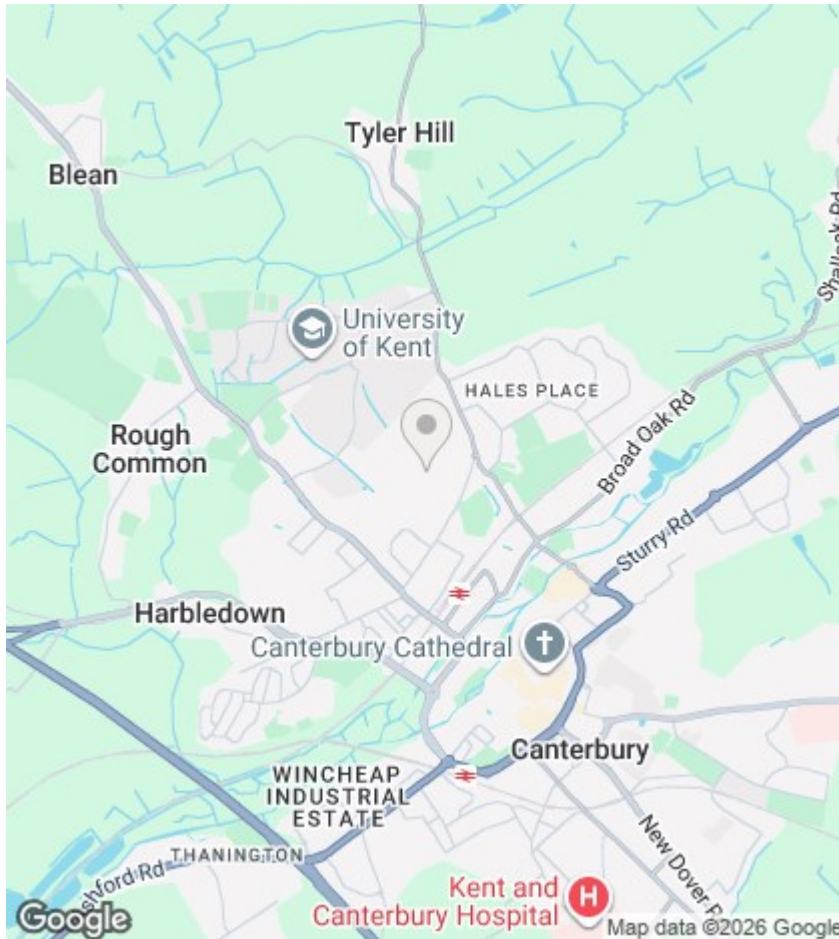
To the rear, a large conservatory provides valuable additional living space, ideal as a family room, playroom, home office, with doors opening onto a private enclosed garden laid mainly to lawn.

Upstairs, the property boasts three well-proportioned bedrooms, together with a shower room and separate WC, offering convenience for busy households.



Council Tax Band: D





Directions

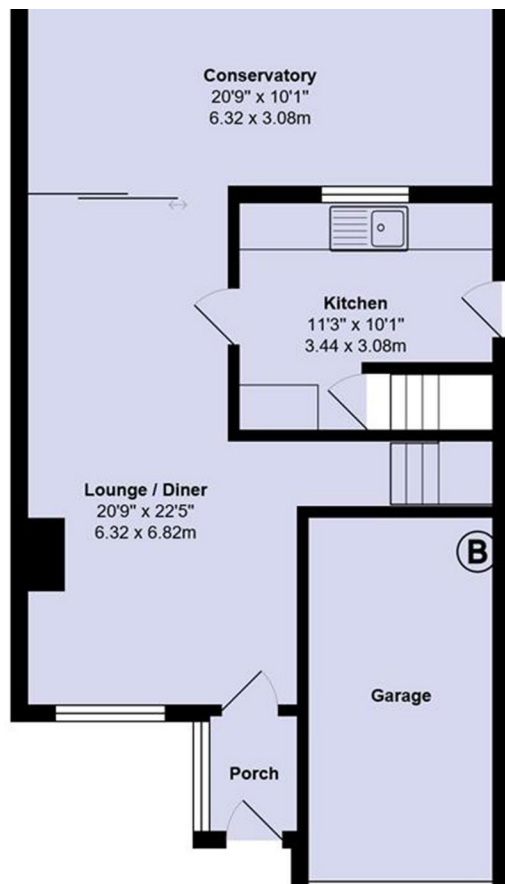
Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

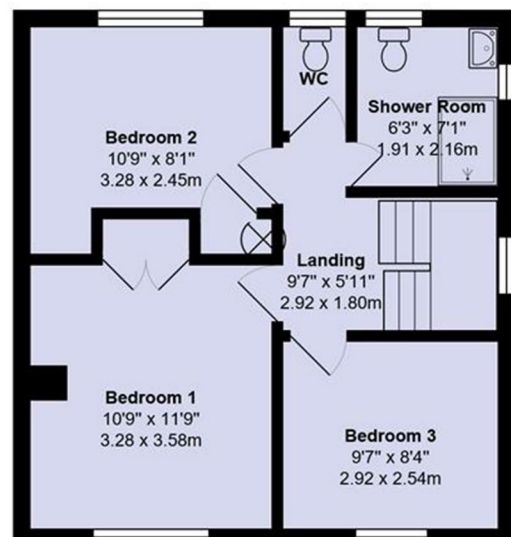
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor