

KE



1 The Row Hoath, Canterbury, CT3 4LA

£425,000

- 3 bedroom cottage in good condition throughout
- Good size garden with log cabin
- Parking to the side
- Popular village location in Hoath

1 The Row , Canterbury CT3 4LA

Located in the village of Hoath, near Canterbury, this delightful three-bedroom cottage presents an excellent opportunity for those seeking a warm and inviting home. The property is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The cottage boasts three well-proportioned bedrooms, providing ample space for family or guests. With both an upstairs and a downstairs bathroom, convenience is at your fingertips, making daily routines a breeze.

The exterior of the property is equally appealing, featuring parking to the side, which adds to the practicality of this lovely home. The good-sized garden is a standout feature, complete with a charming log cabin that could serve as a home office, studio, or simply a peaceful retreat to enjoy the surrounding nature.

Hoath is a picturesque village that offers a sense of community and tranquility, while still being within easy reach of Canterbury's vibrant city life. This cottage is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest in a property with character, this home is sure to impress.



Council Tax Band: A



GROUND FLOOR

Living Room

14'1' x 10'2'

Front door, window to front, fireplace, stairs to first floor

Kitchen/Diner

18'5' x 10'4'

Window to front and rear, sink and drainer with selection of matching wall and base units, fitted oven and hob, larder cupboard, door to rear garden

Shower Room

Window to side, double shower, wash had basin, low flush wc

FIRST FLOOR

Landing

Bedroom 1

10'7' x 9'9'

Window to front

En suite

Window to rear, panelled bath, low flush wc, wash hand basin

Bedroom 2

10'5' x 9'11'

Window to front

Bedroom 3

10'4' x 8'1'

Window to rear

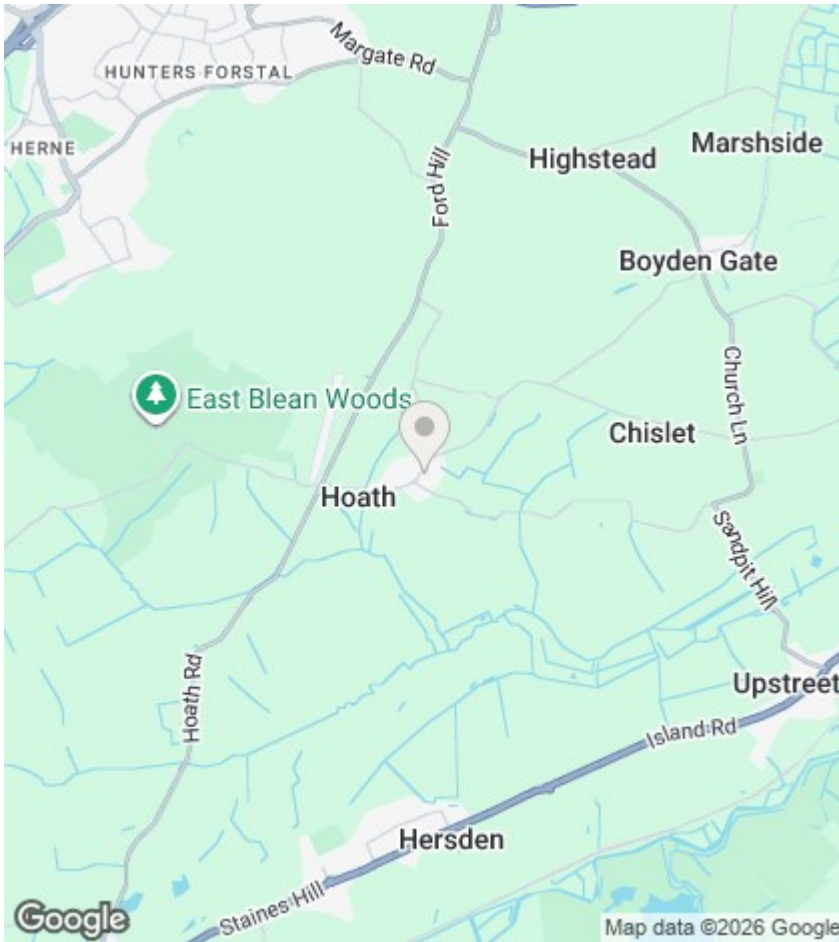
OUTSIDE

Rear Garden

Off Street Parking

Cabin/Office

COUNCIL TAX BAND A



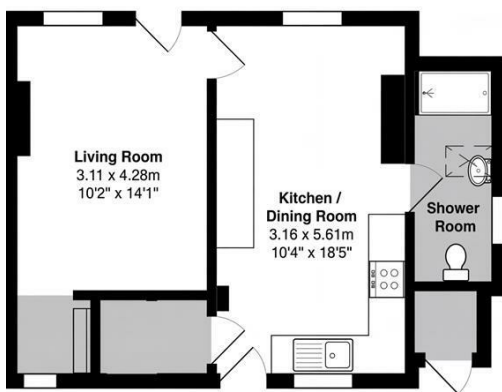
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

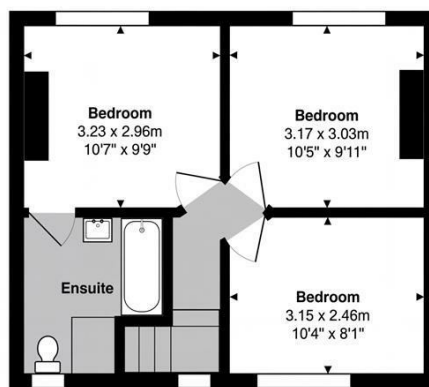
EPC Rating:

D

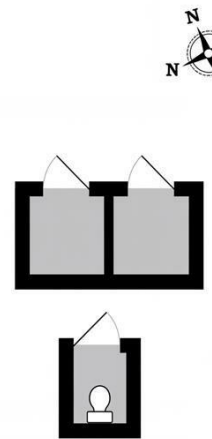
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



General Floor



First Floor



Outbuildings