



York Road, Canterbury, CT1 3TA
Guide price £260,000 - £300,000 Freehold

Guide Price £260,000 - £280,000. Offered with no forward chain, this deceptively large three bedroom, two reception room, two bathroom Victorian house is arranged over three floors and situated within the popular Wincheap area of Canterbury.

This period property has been recently redecorated and is conveniently located for Canterbury City Centre, Colleges, Universities, shopping areas and East Canterbury Station.

On the ground floor there are two separate reception rooms, a modern fitted kitchen, bathroom with separate WC and a second shower room off of the dining room. To the first floor there are three separate bedrooms including the 15'9 x 12'4 main bedroom.

The 15'7 x 12'8 basement is easily accessible from the dining room and it also benefit from a window providing natural light from the front. There is a 40' garden to the rear with rear pedestrian access.

Entrance Hall

Living Room

12'4 x 10'10 (3.76m x 3.30m)

Dining Room

15'8 x 9'6 (4.78m x 2.90m)

Ground Floor Shower Room

Kitchen

8'9 x 8'4 (2.67m x 2.54m)

Ground Floor Bathroom

Separate Ground Floor WC

Basement with Window

15'7 x 12'8 (4.75m x 3.86m)

First Floor Landing

Bedroom One

15'8 x 12'4 (4.78m x 3.76m)

Bedroom Two

11' x 9'4 (3.35m x 2.84m)

Bedroom Three

9'1 x 8'8 (2.77m x 2.64m)

Rear Garden

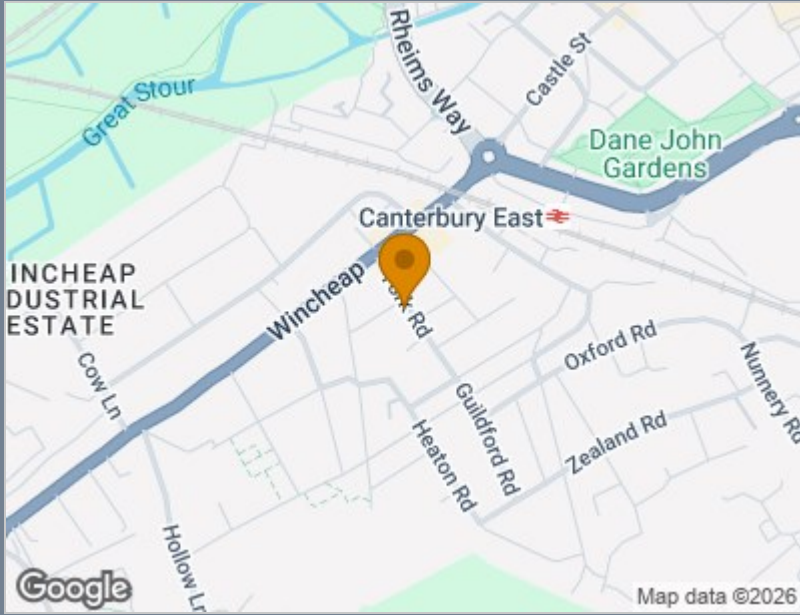
40 (12.19m)

Tenure - Freehold

Council Tax - Band B







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

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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