

CHRISTOPHER HODGSON



Canterbury
£600,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

2 Cromwell Road, Canterbury, Kent, CT1 3LB

A beautifully presented and deceptively spacious family home, ideally situated in a prime location moments from Canterbury city centre, which offers an excellent range of shopping, cultural and leisure facilities. The property is also conveniently positioned for access to highly regarded schools, the St Lawrence Cricket Ground, the bus station and both Canterbury East (0.6 miles) and Canterbury West (1.4 miles) railway stations, providing High Speed services to London.

The bright and versatile accommodation is arranged to provide an entrance hall, an open-plan living/dining room, a contemporary kitchen, a ground floor bedroom/study, and a bathroom. To the first floor there is a sitting room

with an impressive vaulted ceiling, three further double bedrooms, a family bathroom, and a study which could provide a fifth bedroom. Photovoltaic solar panels contribute towards the property's electricity supply and help to reduce running costs.

Outside, a driveway provides an area of off street parking, and the rear garden enjoys a south-westerly aspect, extending to approximately 50ft (15m), and incorporates a raised seating area.

No onward chain.



LOCATION

Cromwell Road is a desirable road within short walking distance of the City Centre (0.8 miles) and conveniently positioned for access to both Canterbury East mainline station (0.6 miles), Canterbury West mainline station (1.4 miles) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 82 mins) and high speed links from Canterbury West to London St Pancras (approximately 53 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 5'11" x 13'0" (1.81m x 3.98m)
- Kitchen 10'6" x 9'11" (3.22m x 3.04m)

- Living Room 12'11" x 25'4" (3.94m x 7.73)
- Study/Bedroom 4'9" x 12'6" (2.8m x 3.82m)
- Bathroom 6'5" x 7'4" (1.97m x 2.26m)

FIRST FLOOR

- Bedroom 1 11'5" x 12'11" (3.48m x 3.94m)
- Bedroom 2 10'4" x 12'1" (3.17m x 3.7m)
- Bedroom 3 9'4" x 12'5" (2.86m x 3.79m)
- Bedroom 5 8'11" x 10'5" (2.72m x 3.2m)
- Study 7'4" x 8'5" (2.26m x 2.59)
- Bathroom

OUTSIDE

- Garden 17' x 50' (5.18m x 15.24m)

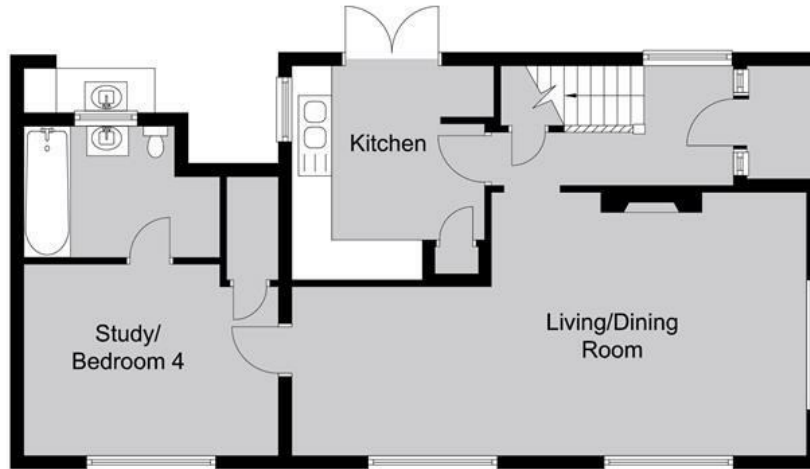
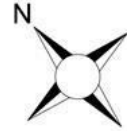
SOLAR ENERGY

The property also benefits from photovoltaic solar panels, which contribute towards the electricity supply.



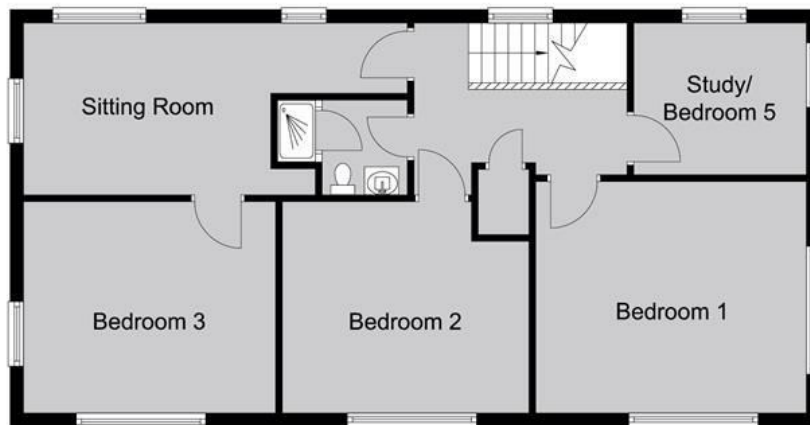
Ground Floor

Main area: approx. 61.9 sq. metres (666.3 sq. feet)



First Floor

Main area: approx. 64.1 sq. metres (690.0 sq. feet)



Main area: Approx. 126.0 sq. metres (1356.3 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest category)	A+		
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Minimum efficient - lowest rating code		England & Wales	
		EPC Decree 2018/01/01	

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