

# KE



1 The Row Hoath, Canterbury, CT3 4LA

£425,000

- Three 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

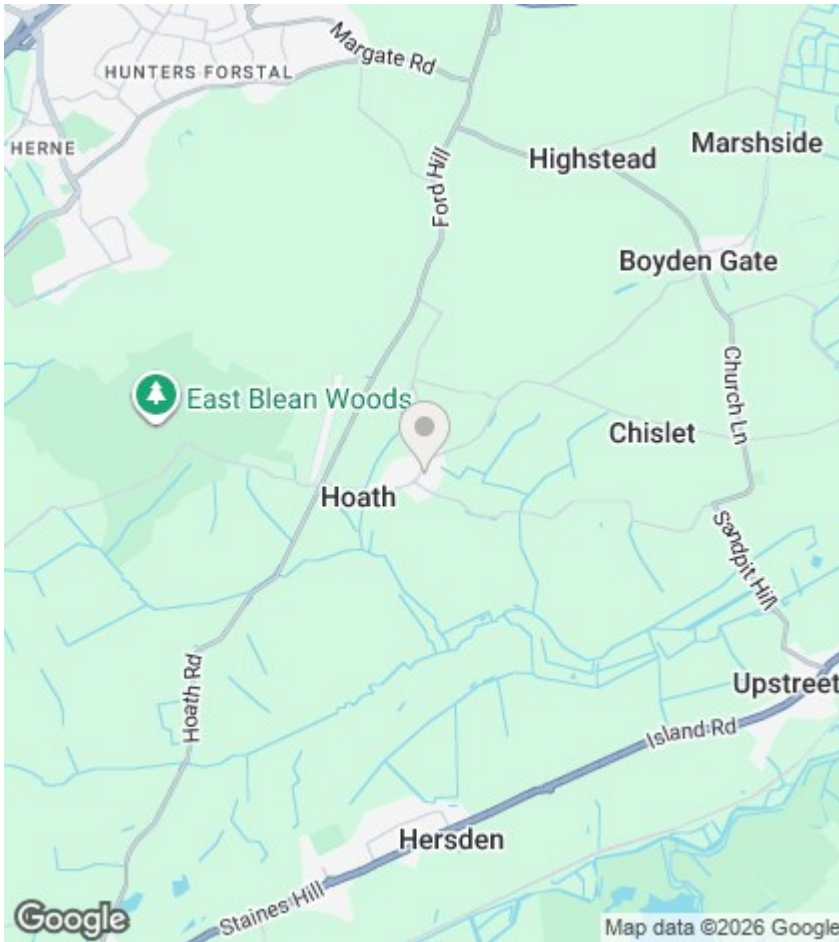
## **OUTSIDE**

### **Rear Garden**

### **Off Street Parking**

### **Cabin/Office**

## **COUNCIL TAX BAND A**



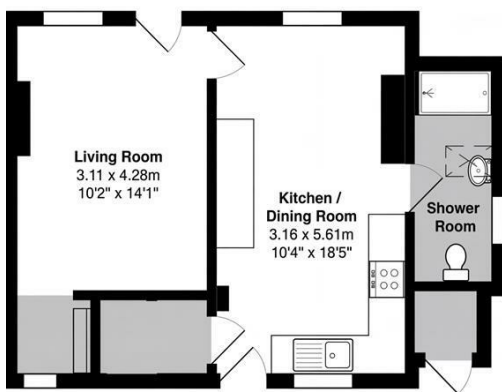
## Viewings

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

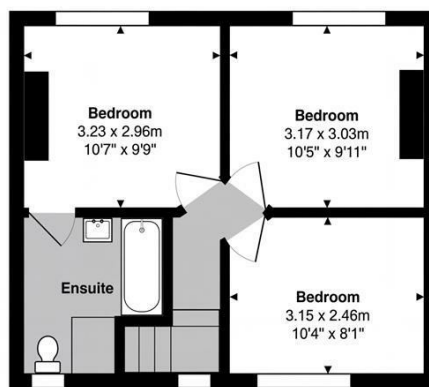
## EPC Rating:

D

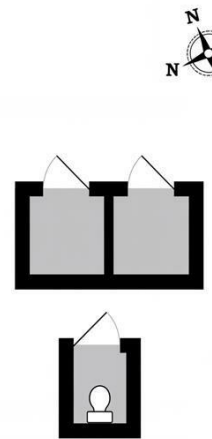
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100+</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England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



General Floor



First Floor



Outbuildings