

St Edmunds Road, Canterbury, Kent, CT1 2PD

Asking Price £295,000



# St Edmunds Road

## Canterbury CT1 2PD

Nestled on St Edmunds Road in the historic city of Canterbury, this charming end-terrace cottage offers a delightful blend of contemporary living and original features, making it a truly unique home. Built in the late 1800s, this property has been lovingly restored by the current owner, ensuring that it retains its character while providing modern comforts. Ideal for first time buyers or investors!

As you enter the cottage, you are welcomed into a cosy sitting room, complete with an open-plan staircase that adds to the spacious feel of the home. The fitted kitchen boasts contemporary units, providing a stylish space for culinary creations, while a separate utility area enhances practicality. The spacious shower room is conveniently located on the ground floor, catering to the needs of modern living.

One of the standout features of this property is the rear garden, which has been designed for low maintenance with its all-concreted patio area, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Venture upstairs to discover two generously sized double bedrooms. The master bedroom is particularly special, offering direct access to a charming veranda that overlooks the picturesque River Stour. This serene spot is ideal for relaxing and watching the world go by, making it a perfect retreat after a long day.

This cottage is not just a home; it is a lifestyle choice, offering a peaceful setting in a vibrant city. With its blend of historical charm and modern convenience, this property is sure to appeal to those seeking a tranquil yet connected living experience in Canterbury.

Viewings are strictly by appointment only.  
Council Tax: C

### Identification checks

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Entry/ Ground Floor

#### Living Room

12'6" x 12'2" (3.830 x 3.733)

#### Kitchen

9'8" x 12'2" (2.966 x 3.725)

#### Bathroom

10'5" x 7'10" (3.181 x 2.404)

### Courtyard Garden (Overlooking The River Stour)



**Stairs / First Floor**

**Bedroom 1**

12'0" x 9'10" (3.676 x 3.006)

**Bedroom 2**

9'8" x 12'0" (2.955 x 3.681)

**Roof Top Terrace Garden**

## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

