



Not for marketing purposes INTERNAL USE ONLY

St. Thomas Hill
Canterbury



Property Description

A four-bedroom home in the sought-after St. Thomas Hill area of Canterbury, offering practical accommodation with one reception room and a bathroom, well located for the city centre, schools, green spaces and excellent transport links including Canterbury West and the A2.

Lounge

10' 2" x 7' 10" (3.10m x 2.39m)

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Bedroom One

10' 4" x 10' (3.15m x 3.05m)

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Bedroom Three

11' 2" x 7' 10" (3.40m x 2.39m)

Bedroom Four

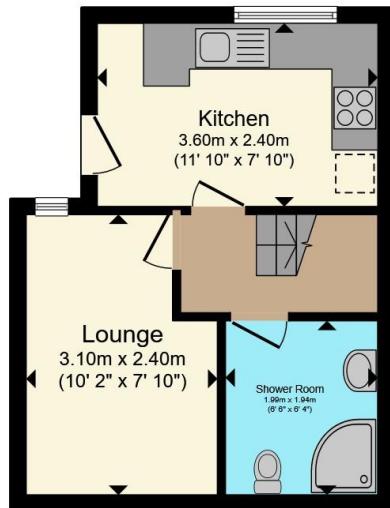
9' 11" x 8' 10" (3.02m x 2.69m)



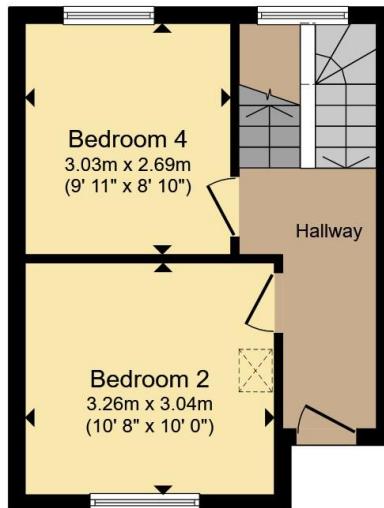




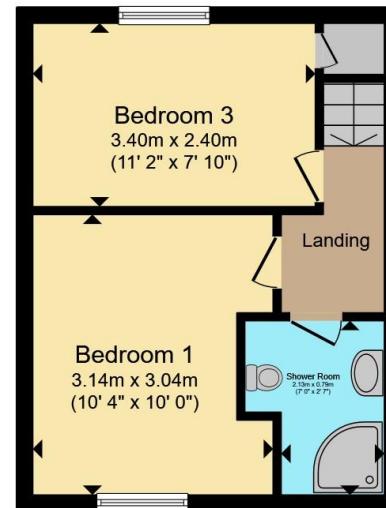




Lower Ground Floor



Ground Floor



First Floor

Total floor area 81.5 m² (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating:
 Awaited

Council Tax
 Band: C

Tenure: Freehold

[check out more properties at connells.co.uk](http://check.out.more.properties.at.connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406794 - 0001