



Connells

Shalloak Road
Broad Oak Canterbury

Shalloak Road Broad Oak Canterbury CT2 0QB

for sale guide price
£70,000



Property Description

Positioned on a very well maintained site on the edge of Canterbury, this fully detached, one bedroom residential park unit is available for sale with full use throughout the year.

The property is well presented throughout and comprises a living room area, fully fitted kitchen with space for appliances and entrance door. There is a double bedroom with a built in storage space and a family bathroom with matching suite of shower cubicle, wash hand basin and WC.

The home also benefits a hard standing area for off road parking, an outside storage unit and communal grass areas.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Living Room

9' 11" x 9' 8" (3.02m x 2.95m)

Windows, carpet, electric fire

Kitchen

9' 10" Max x 9' 7" Max (3.00m Max x 2.92m Max)

Window, entrance door, matching wall and base units, work surface over with sink and drainer. Gas oven and hob, space and plumbing for washing machine and fridge freezer, two further storage cupboards.

Bedroom

9' 7" x 7' (2.92m x 2.13m)

Window, carpet, built in wardrobes

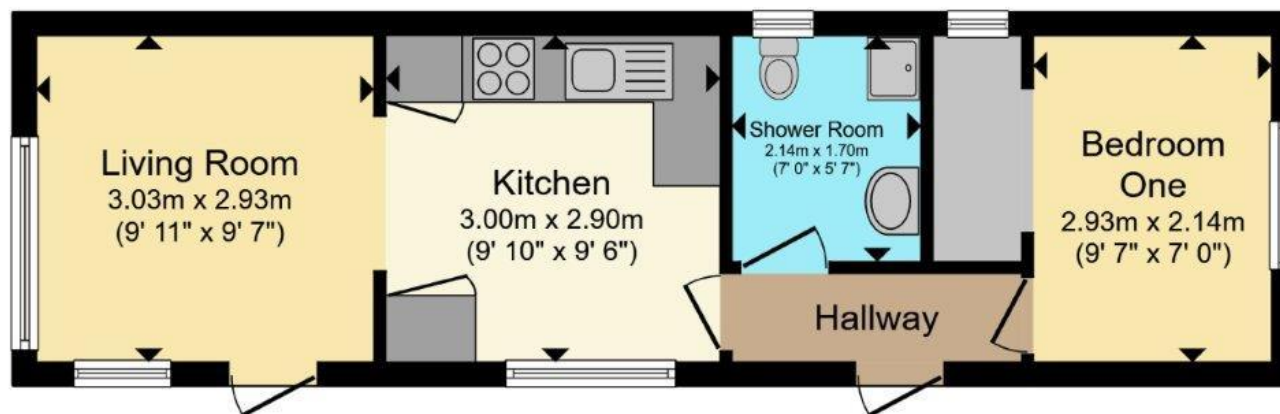
Bathroom

Shower cubicle, WC, wash hand basin and vanity unit, electric wall heater, window.









Total floor area 32.4 m² (349 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

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/CBY406898

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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