

# KE



## 71 Wife Of Bath Hill, Canterbury, CT2 8PH

Offers In Excess Of £300,000

- Three bed semi detached house
- Vacant possession/end of chain
- In need of modernisation
- Positioned on a corner plot with potential to extend or build
- Popular location close to Canterbury Academy and amenities

# 71 Wife Of Bath Hill, Canterbury CT2 8PH

Located on a popular estate in Canterbury on Wife Of Bath Hill, Canterbury, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and investors alike. Boasting a spacious reception room, the property offers a warm and inviting atmosphere but plenty of scope to make it your own.

The house is set on a generous corner plot, providing ample outdoor space and the potential for future extensions or building projects, subject to the necessary planning permissions. This flexibility allows you to tailor the home to your specific needs and preferences, making it a truly unique opportunity.

With vacant possession and no onward chain, this property is ready for you to move in without delay. The location is particularly appealing, situated near the well-regarded Canterbury Academy High School and a variety of local amenities, ensuring that everything you need is within easy reach.

This semi-detached house is not just a home; it is a canvas for your future. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property is sure to meet your expectations. Do not miss the chance to make this lovely house your own in the heart of Canterbury.



Council Tax Band: C



**GROUND FLOOR**

**Porch**

**Hallway**

**Sitting Room**  
12'7 x 12'6

**Dining Room**  
9'2 x 9'2

**Kitchen**  
9'2 x 9'4

**FIRST FLOOR**

**Bedroom 1**  
11'3 x 9'7

**Bedroom 2**  
8'9 x 11'1

**Bedroom 3**  
8' x 9'1

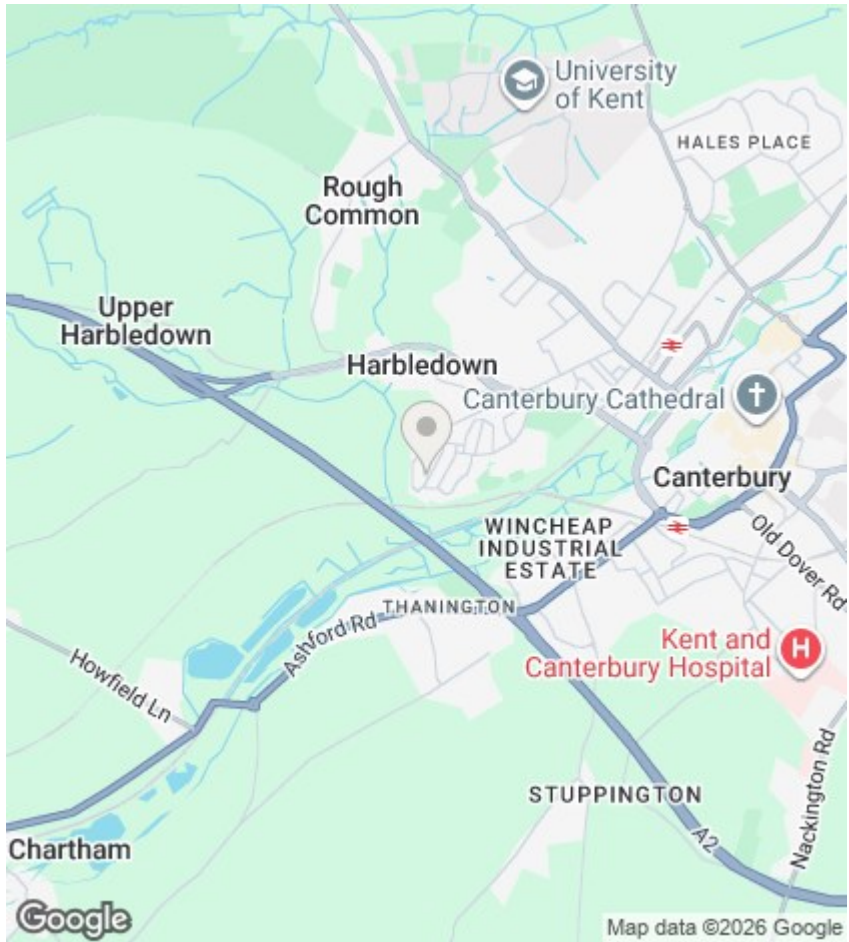
**WC**

**Shower Room**

**OUTSIDE**

**Garden**

**COUNCIL TAX BAND C**



## Viewings

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

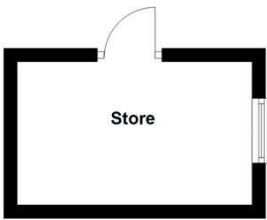
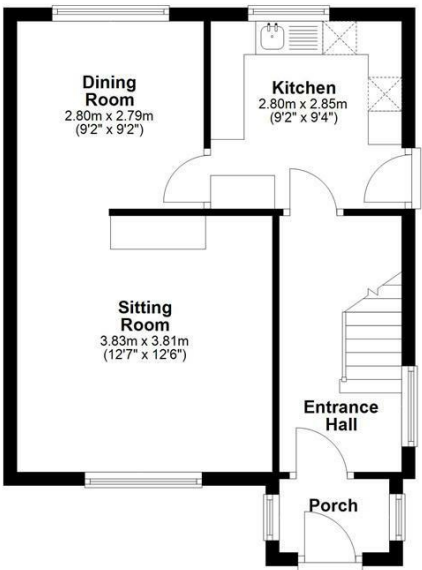
## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

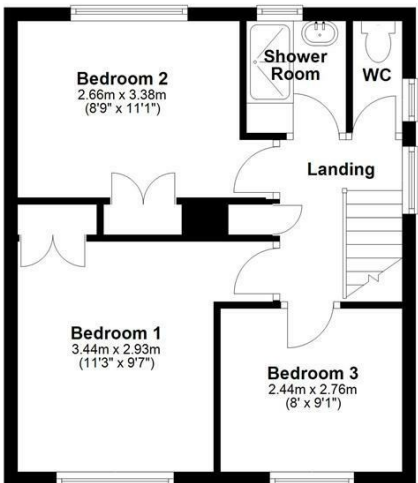
### Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)