



**Connells**

Acacia Drive  
Hersden Canterbury





### Property Description

Offered to the market with no onward chain, this two bedroom mid terrace house is set in a no through road in a popular residential location.

The home comprises a spacious living room, kitchen and downstairs cloakroom. There are double doors from the living room overlooking the rear garden with a raised decking area, lawn and gated rear access.

To the first floor, there are two double bedrooms, both with built in wardrobe space in each room. There is a family bathroom with a matching suite including bath with shower over WC and wash hand basin.

The home also benefits two allocated parking spaces to the front of the property and is within close distance of local amenities and road networks leading to Canterbury and Thanet.



## Entrance Hall

Front door, laminate flooring

## Cloakroom

WC and wash hand basin

## Lounge

16' 1" x 11' 11" ( 4.90m x 3.63m )

Laminate flooring, double doors, two radiators, stairs to first floor

## Kitchen

8' 6" Max x 8' 1" Max ( 2.59m Max x 2.46m Max )

Fitted kitchen, matching wall and base units, work surface over, one and half sink and drainer, central heating boiler. Space and plumbing for washing machine and space for fridge freezer. Window

## Landing

Carpet, loft hatch

## Bedroom One

11' 1" Max x 9' 10" Max ( 3.38m Max x 3.00m Max )

Carpet, window, radiator, built in wardrobe space

## Bedroom Two

11' 3" x 8' 10" ( 3.43m x 2.69m )

Window, carpet, radiator, built in wardrobe

## Bathroom

Bath with shower over, WC, wash hand basin, part tiled, window.



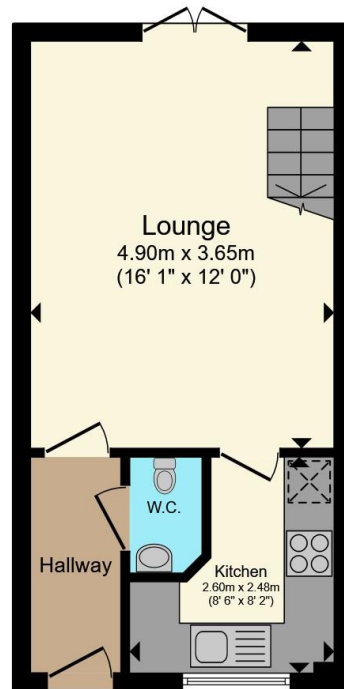




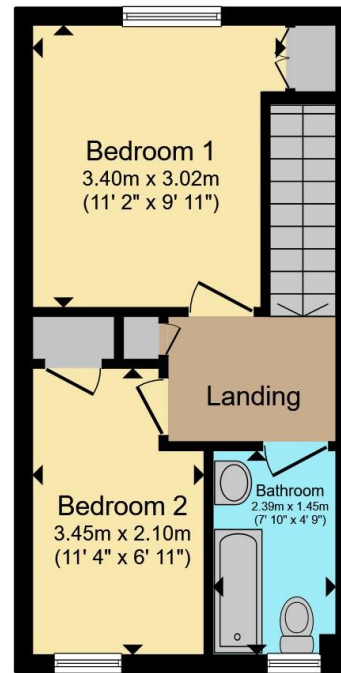








**Ground Floor**



**First Floor**

Total floor area 55.4 m<sup>2</sup> (596 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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