



**Connells**

Shalloak Road  
Broad Oak Canterbury



### Property Description

Guide Price £90,000 to £100,000

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.



## 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

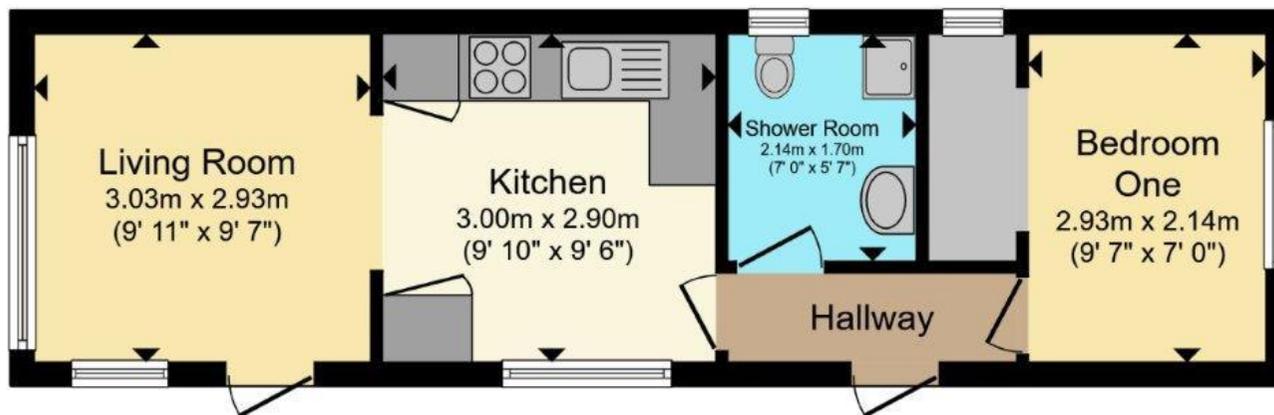
## Bathroom

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









Total floor area 32.4 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/CBY406898](http://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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