



Connells

Blackfriars Street
Canterbury



Property Description

Nestled in the heart of historic Canterbury, this charming, grade II listed, two-bedroom period terrace effortlessly blends timeless character with city centre living.

The ground floor comprises a well presented sitting room, leading through to a kitchen with access to a private courtyard garden - perfect for entertaining or relaxing outdoors, as well as private parking.

Upstairs, two well-proportioned bedrooms creating an ideal home for professionals, first-time buyers or those seeking a city retreat. As well as a handy upstairs closet.

Situated just moments from Canterbury's vibrant High Street, renowned restaurants, boutique shops and excellent transport links, this delightful home enjoys the perfect balance of convenience and character.

Canterbury West station, with high-speed services to London, is within easy reach, while the city's historic landmarks and riverside walks are just a short stroll away.

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.

Lounge

12' x 11' 5" (3.66m x 3.48m)

Kitchen

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

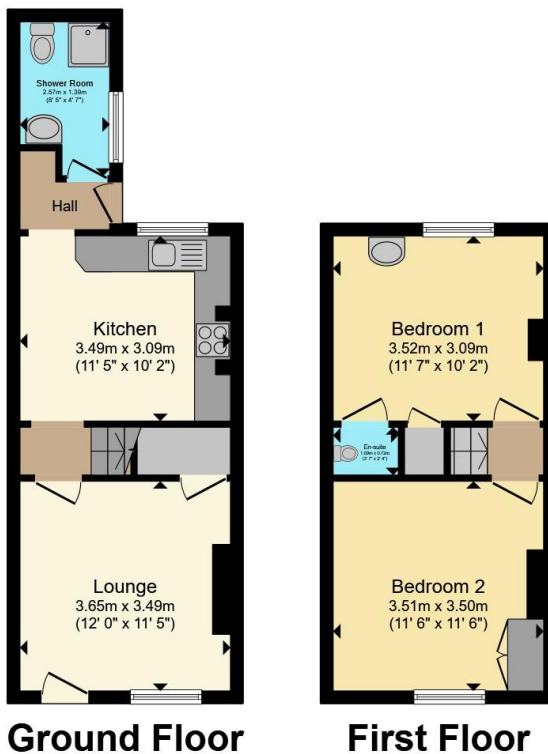
Bedroom Two

11' 6" x 11' 6" (3.51m x 3.51m)









Total floor area 58.6 m² (631 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: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407188



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: CBY407188 - 0013