



Bedrooms



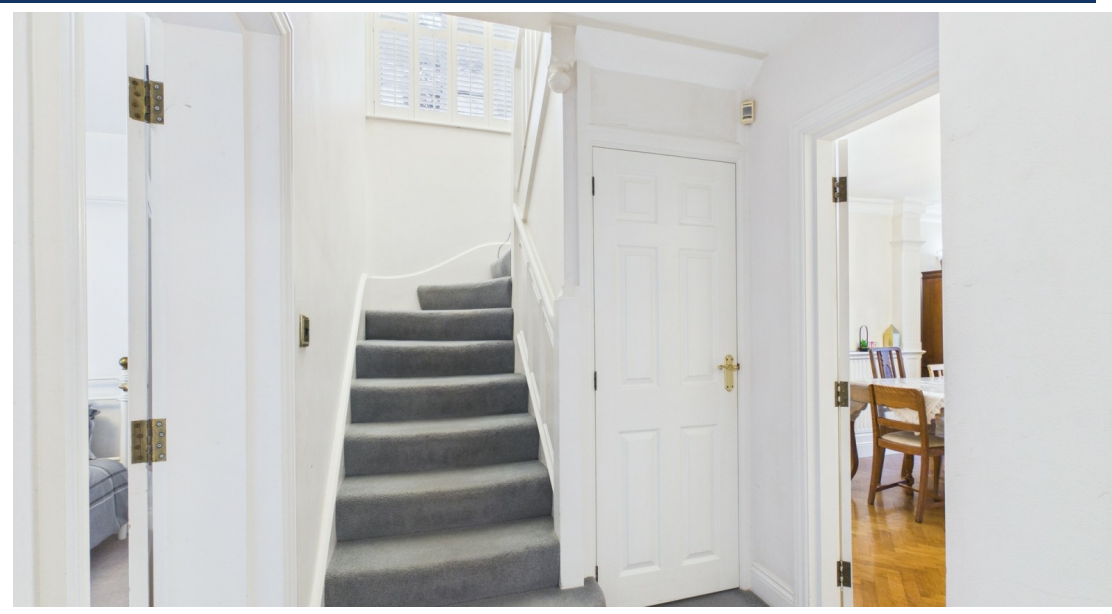
Bathroom



Receptions



Detached Freehold House
Popular & Convenient Location
Three Bedrooms (Two Double, One Single)
Bay Fronted Sitting Room
Spacious Dining Room
Large Conservatory
Pretty Rear Garden
No Onward Chain
Gas Central Heating
Close To City Centre



This excellent three bed detached freehold home occupies a popular & highly convenient location giving quick & easy access to the many amenities available in city centre in addition to Canterbury Cathedral, The University of Kent and the River Great Stour. Canterbury West railway station is a short walk away and provides a High-Speed link to St Pancras in central London. A number of highly regarded schools and colleges are easily accessible from this location.

Comprising entrance hall with large under-stairs storage cupboard; bay fronted sitting room; ground floor three piece bathroom featuring a corner bath; generous dining room with windows on two sides and benefitting from parquet flooring; fitted kitchen off the dining room with integrated washing machine and fridge; and a large & incredibly bright conservatory with French doors which give access to the back garden.

On the first floor there is a landing and three bedrooms, two of which are double in size, and each of which having built in storage.

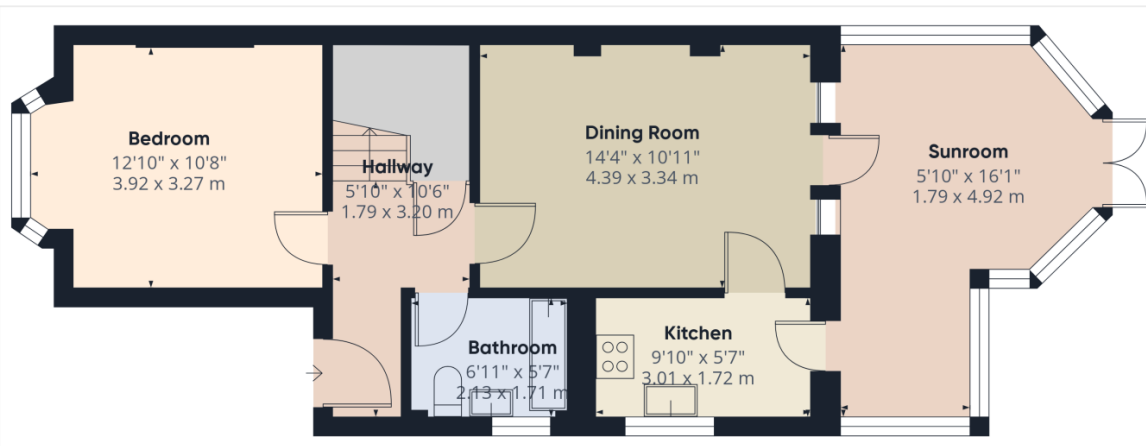
Outside there is a shallow front garden with a mature garden to the rear which features a patio area and steps up to a lawn bordered with shrubs, and a garden shed. Being detached, this home benefits from side access.

This fantastic family home is offered with no onward chain with additional benefits including gas central heating, double glazed windows, well-presented accommodation and of course the wonderful location.

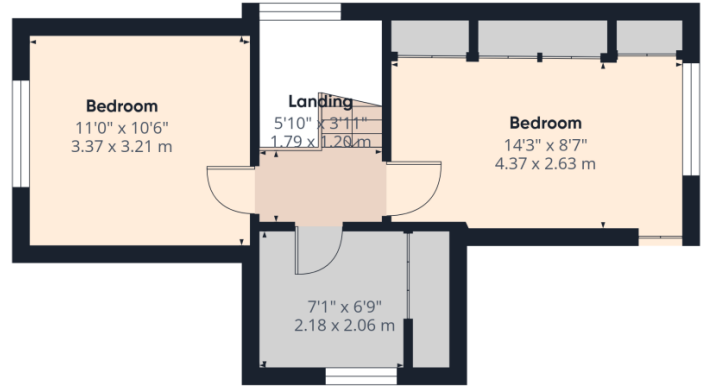
Tenure: Freehold

Council tax band: D

EPC Rating: 24F



Ground Floor



Floor 1



Approximate total area^m
956 ft²
88.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Mandeville Road, Canterbury

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