



Connells

Pound Lane  
Canterbury



### Property Description

Connells of Canterbury bring to the market this three-bedroom home on Pound Lane. Arranged over three well-proportioned floors, offering versatile living in a highly sought after location. The ground floor features a hall leading to a WC and then a bright and comfortable living area with French doors onto a river facing patio, alongside the living area is a fitted kitchen with ample storage and workspace, ideal for both everyday living and entertaining.

The first floor comprises two generously sized bedrooms and a shower room, while the top floor is dedicated to an impressive principal bedroom, providing a private retreat with elevated views.

While the property has been well maintained, it would now benefit from a degree of modernisation, offering an excellent opportunity for buyers to update and personalise the space to their own taste and standards.

Situated within easy reach of Canterbury's historic city centre, residents benefit from a wide range of shops, restaurants, and excellent transport links, making this an ideal purchase for families, professionals, or investors alike.



## Ground Floor

### Lounge/Diner

20' x 15' 9" ( 6.10m x 4.80m )

### Kitchen

14' 11" x 8' 2" ( 4.55m x 2.49m )

### WC

### First Floor

### Bedroom Two

15' 8" x 10' 4" ( 4.78m x 3.15m )

### Bedroom Three

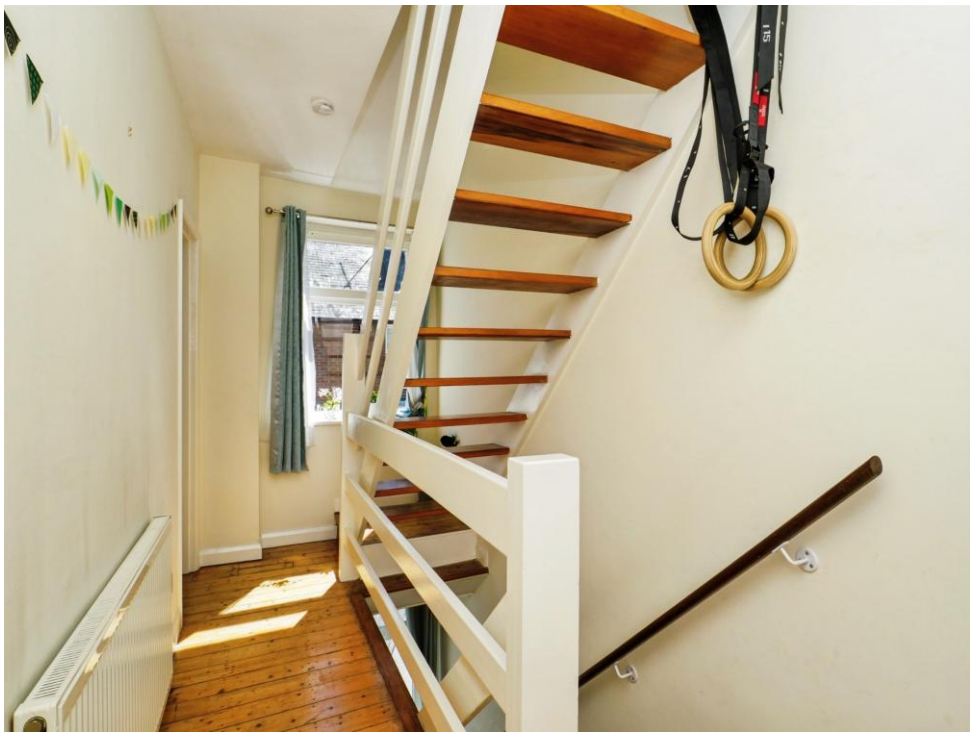
9' 6" x 9' 1" ( 2.90m x 2.77m )

### Second Floor

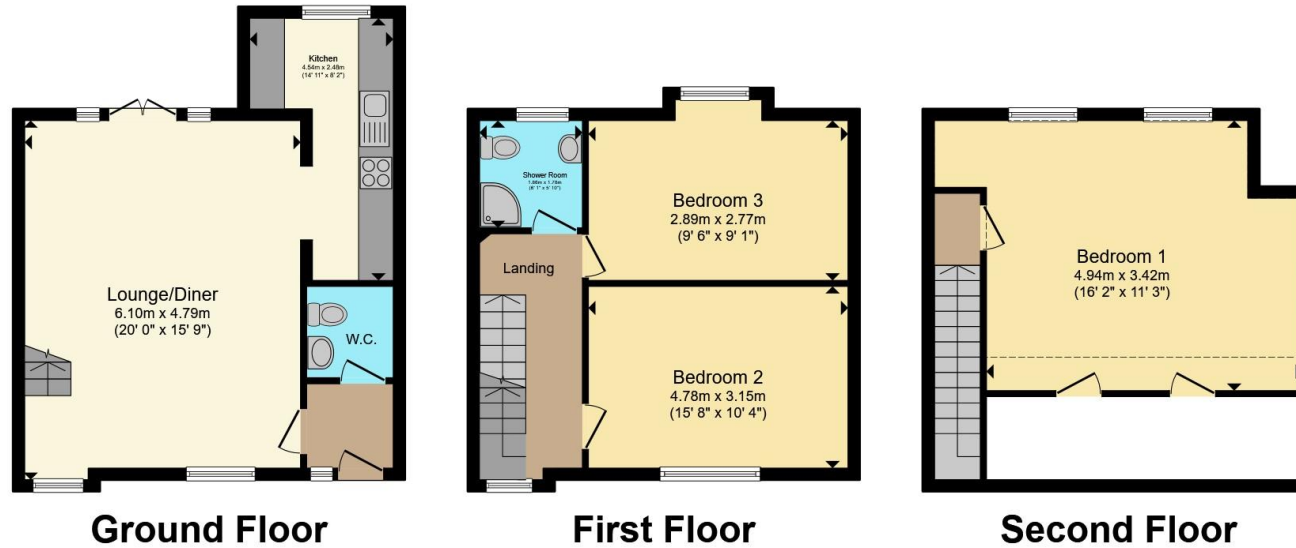
### Bedroom One

16' 2" x 11' 3" ( 4.93m x 3.43m )









Total floor area 112.5 m<sup>2</sup> (1,211 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)



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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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