



Connells

Shipman Avenue
Canterbury



Property Description

Set in a popular residential area on the edge of Canterbury, you will find this very spacious and beautifully presented home. Offering an ideal first time buy and space for a growing family, this three bedroom property has been redecorated throughout and is ready to move in to.

The property boasts off road parking to the front for a couple of vehicles along with a generous rear garden including a fully powered workshop to the top of the garden and some brick built storage areas ready to use and offering potential to extend.

The home opens in to a light and airy hallway with door leading to the living room through to the dining room where there are double doors overlooking the garden. There is a modern fitted kitchen complete with built in oven and space for all white goods.

To the first floor there are three good sized bedrooms and a modern family bathroom with matching suite of bath with shower over, WC and wash hand basin.

Viewings are available on this property are available straight away and are recommended to appreciate all that is on offer.

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' 8" x 10' 5" (3.86m x 3.17m)

Dining Room

10' 4" x 9' (3.15m x 2.74m)

Kitchen

10' 5" x 10' 3" (3.17m x 3.12m)

Bedroom One

12' 9" x 10' 5" (3.89m x 3.17m)

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

Bedroom Three

12' 3" x 8' 11" (3.73m x 2.72m)

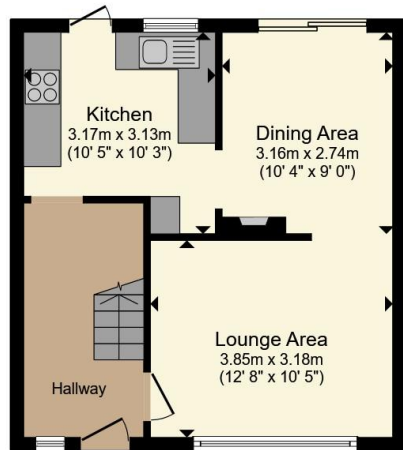
Bathroom

8' x 5' 7" (2.44m x 1.70m)

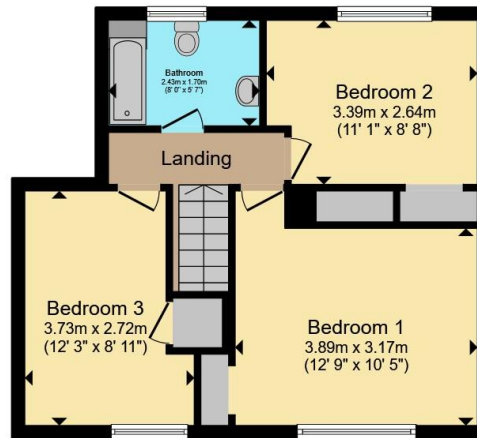




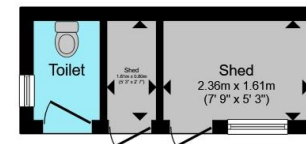




Ground Floor



First Floor



Outbuilding

Total floor area 89.3 m² (961 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

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407279



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