



Wincheap, Canterbury, Kent **Offers Over £210,000**





YOUR MOVE





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Grade II Listed
For full EPC please contact the branch

Property Description

This very quaint three bedroom town house, set over three floors located in Wincheap. The ground floor offers, lounge with feature fireplace, separate dining room with views overlooking the patio area but also has the advantage of a large under stairs storage cupboard. The kitchen has adequate fitted floor units with room for both washing and cooking appliances. Leading into the shower room, there is a shower cubicle, basin and WC. Access can be made outside via a lobby entrance between the kitchen and bathroom. To the first floor a spiral staircase leads you to two bedrooms and WC. The master bedroom can be found to the front with built in storage cupboards. The second bedroom benefits from views out into the garden and is a good size single room. From the landing a second staircase takes you to the third generous sized bedroom. EPC Awaited.

Our View

This property is the ideal investment. A great lay out and ready to go straight away! In terms of location its is ideal, walking distance to both Universities, train stations and the City centre.

Location

Situated on Wincheap Road, the A2 is within approximately a quarter of a mile. Canterbury City Centre is within walking distance as well as Canterbury East railway station. You couldn't want more from a property in terms of location. Every amenity you could wish for is at your finger tips. For those of you with young families Wincheap Foundation Primary School is situated within a ten minute walk.



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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