



FOUNDATION

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33 Kent Avenue, Canterbury Kent CT1 1RN

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



33 Kent Avenue, Canterbury Kent CT1 1RN

- Updated Semi Detached 1950's Property
- Three Bedrooms & Upstairs Bathroom
- Open Plan Living Area
- Opportunity To Make Further Enhancements
- Substantial South Facing Rear Garden
- A Short Walk TO The Cathedral City Centre
- Close To Excellent Schools
- Chain Free

SITUATION:

Kent Avenue is situated within an easy walk to Canterbury city centre and conveniently located for excellent secondary schools, including Simon Langton boys and girls grammar schools.

The Cathedral city of Canterbury offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel

Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching.

There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.

The popular seaside town of Whitstable is situated seven miles from Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of shops and boutiques, as well as high street names.



DESCRIPTION:

A three bedroomed semi-detached property, built in the 1950's with generously proportioned rooms and a large south facing rear garden. It is situated conveniently close to the Cathedral city of Canterbury with many excellent schools, on your door step.

There is almost 1000 sq.ft of neutrally presented accommodation which offers open plan living to the ground floor and three bedrooms to the first floor, there is however further opportunity to enhance the property and add value.



The front door opens into a bright and airy spacious hallway with wood effect flooring, to the left there is an open plan, dual aspect living room with electric fireplace, and clear areas for relaxing and dining. The dining area unfolds onto the kitchen which has an array of wall and floor units and space for free standing appliances.

To the first floor there are three bedrooms, all with fitted wardrobes and a well-appointed family bathroom, the main bedroom has double fitted wardrobes and overlooks the rear garden.

OUTSIDE:

The south facing garden is an exceptional size and a real asset to the property it is mainly laid to lawn with a small pathway leading to an outhouse ideal for storage.

The front door is set back from the pedestrian pathway and has a small garden to the front and parking on the roadside. The property however is on an excellent bus route and within walking distance of the main town centre, a good choice of schools, and a large selection of amenities close by.

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Approximate Gross Internal Area (Including Low Ceiling) = 85 sq m / 916 sq ft
Outbuildings = 7 sq m / 73 sq ft

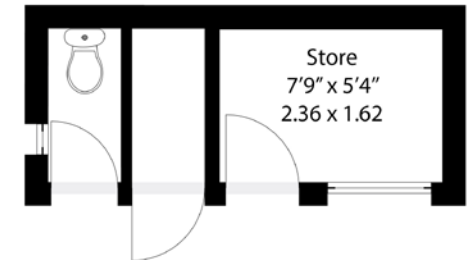
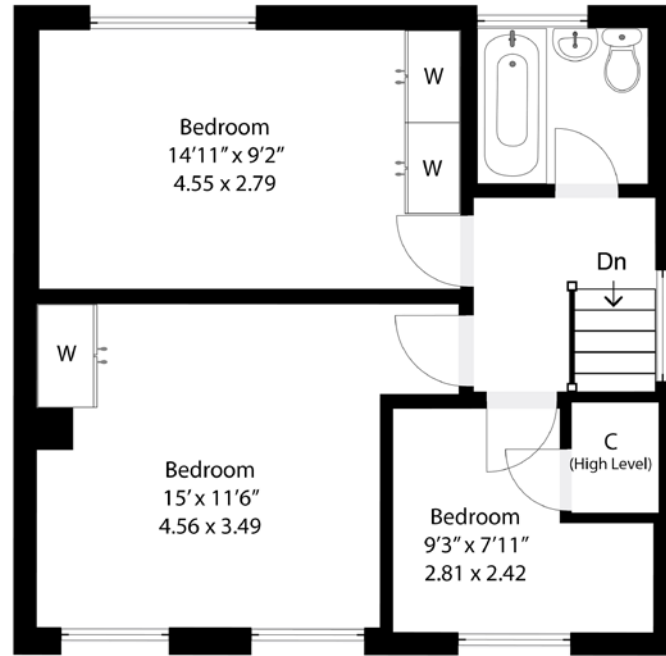
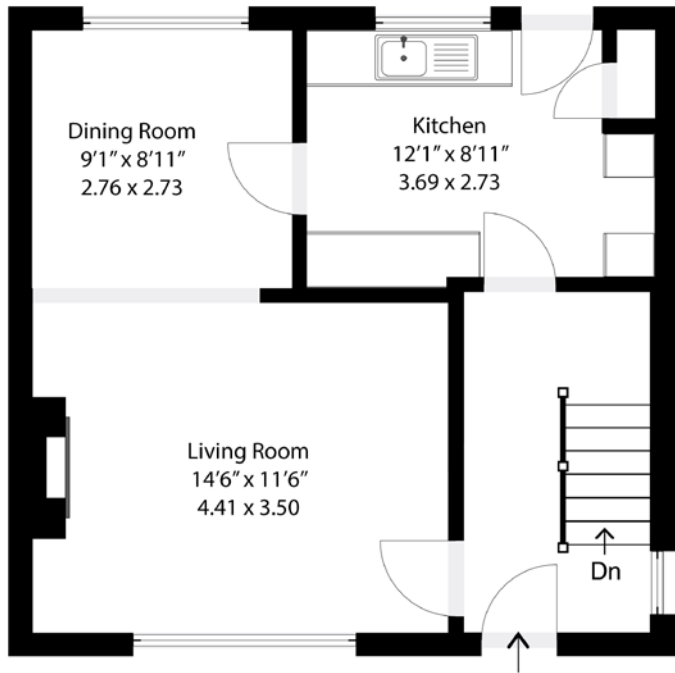


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



TOTAL FLOOR AREA: 989 sq. ft (92 sq. m)
HOUSE: 916 sq. ft (85 sq. m)
OUTBUILDING: 73 sq. ft (7 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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