

# KE



## Middle Cottage, 3 Hollow Street, Chislet, Canterbury, CT3 4DS

£350,000

- Three Double Bedrooms
- Well maintained throughout
- Village location with uninterrupted countryside views
- Brand New Fitted Kitchen
- Beautiful garden with sunny patio area
- No Deposit Option Available

## 3 Hollow Street, Canterbury CT3 4DS

Nestled in the sought-after village of Chislet, this delightful terraced cottage combines timeless character with modern comforts. The spacious lounge/diner features a striking brick fireplace with a cosy log burner while the newly fitted kitchen comes complete with a range of quality appliances. To the rear, a bright conservatory offers additional living space and overlooks the garden. Upstairs, the first floor offers two generous double bedrooms: the main boasts uninterrupted countryside views, and the second showcases beautiful vaulted ceilings. A family bathroom is also located on this floor, with stairs leading up to a third bedroom on the second floor. The low-maintenance garden is designed for enjoyment year-round, with artificial grass, two inviting patio areas, and plenty of space for outdoor entertaining.



Council Tax Band: B



### **Lounge/Diner**

15'11' x 14'4'

Front door and window to front

### **Kitchen**

11'2'x 9'7'

Window to rear, selection of matching wall and base units, ceramic sink fitted oven and hob, space for washing machine

### **Conservatory**

8' x 4'

### **Landing**

#### **Bedroom 2**

12'5' x 9'9'

Window to front

#### **Bedroom 3**

10' x 9'8'

Window to rear

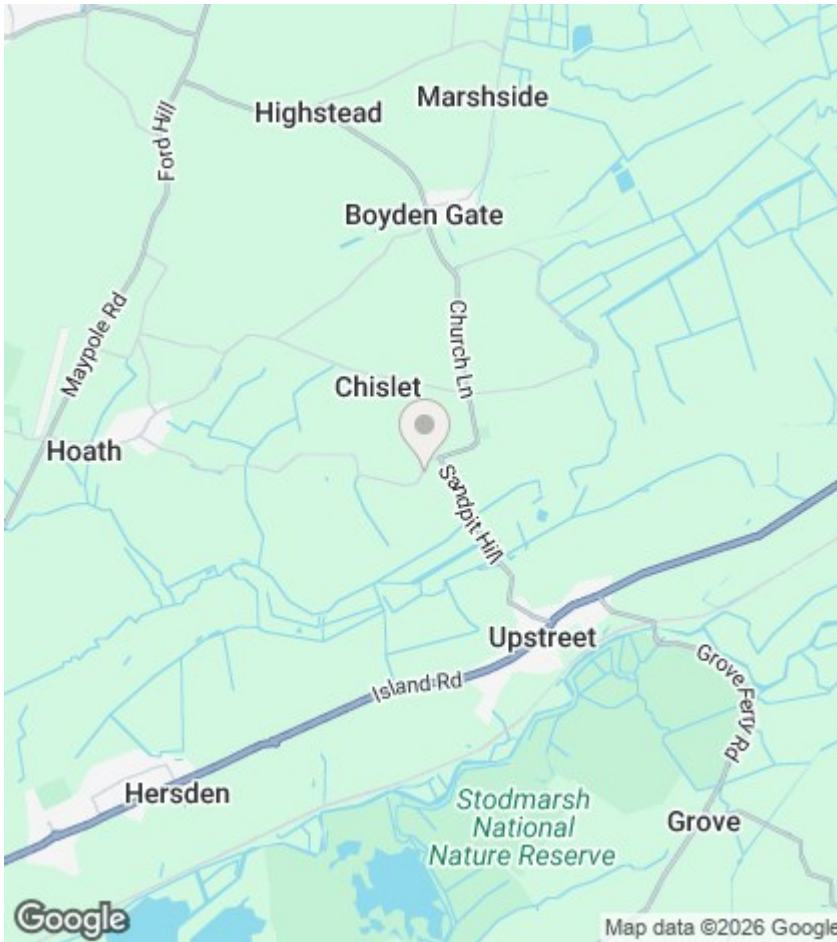
### **Bathroom**

Window to rear, panelled bath with shower over, low level wc, pedestal wash hand basin, heated towel rail, tiled walls,

### **2nd Floor**

#### **Bedroom 1**

14'3' x 11'5'



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

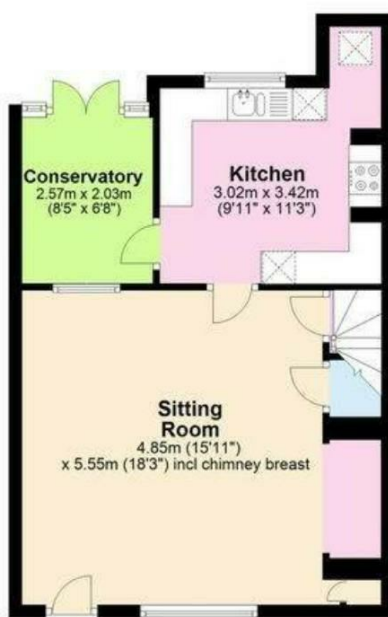
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

