

KE



93 The Avenue, Hersden, Canterbury, CT3 4GF

£275,000

- 2 bed semi detached house
- Good condition throughout
- Allocated parking for 2 cars
- Good size garden with side access

93 The Avenue, Canterbury CT3 4GF

Located on The Avenue, Hersden, Canterbury, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property is situated in a popular location, known for its friendly community and convenient amenities.

Upon entering, you will find the house in good condition throughout, offering a welcoming atmosphere that is ready for you to make your own. The spacious living areas provide ample room for relaxation and entertaining, while the well-appointed kitchen is perfect for culinary enthusiasts.

One of the standout features of this property is the generous garden, which boasts side access, making it an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a blank canvas for you to create your own personal oasis.

Additionally, the property comes with allocated parking for two cars, ensuring that you and your guests will always have a convenient place to park. This is a significant advantage in today's busy world.

In summary, this two-bedroom semi-detached house on The Avenue is a wonderful opportunity to secure a home in a sought-after location. With its good condition, ample outdoor space, and parking facilities, it is sure to appeal to a wide range of buyers. Do not miss the chance to view this lovely property and envision your future in this delightful home.



Council Tax Band:



Hallway

Kitchen

9'8" x 6'7"

Double glazed window to front, selection of matching wall and base units, space for fridge/freezer, washing machine, fitted hob and oven

Lounge Room

12'11" x 9'4"

Double glazed window and door to rear garden

Dining area

6'9" x 4'9"

Landing

Bedroom 1

10'9" x 9'6"

Double glazed window to front, airing cupboard

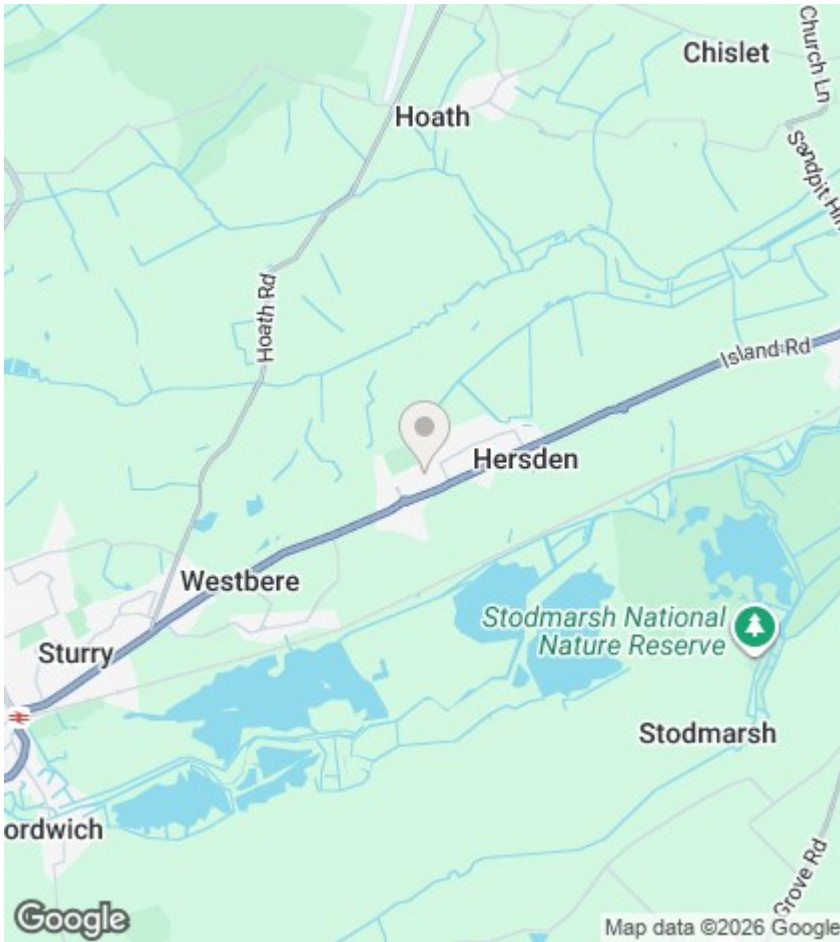
Bedroom 2

12'7" x 7'4"

Double glazed window to rear

Bathroom

Double glazed window to rear, panelled bath, low flush wc and wash hand basin



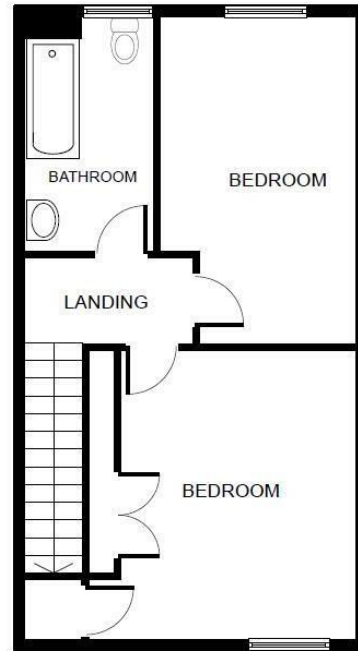
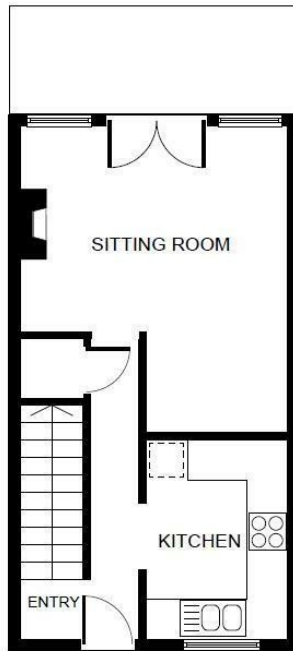
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

