



**Connells**

Ancess Close  
CANTERBURY



## Property Description

Lovingly maintained throughout, this two bedroom, mid terrace home is offered to the market with no onward chain and would make an ideal first time buy or ready made investment.

Positioned in a cul de sac in a popular residential location, the property is moments walk away from local amenities such as newsagents and shops as well as superstores a little further down the road and Kent University.

The property itself opens in an entrance hallway with storage space and a utility room with space for washing machine, storage and potential to add a cloakroom. Through to the spacious living room and dining room, there is access to a rear porch leading out to the low maintenance garden with patio area and astro lawn. The fitted kitchen provides ample storage space, work surfaces and space for fridge freezer.

To the first floor, you will find two double bedrooms and a family shower room with shower cubicle, WC and wash hand basin.

The home is sold with no onward chain and accompanied viewings are available on request.

### Entrance Porch

Front door, window

### Utility And Storage Room

5' 4" Max x 7' 11" Max ( 1.63m Max x 2.41m Max )

Plumbing for washing machine.

### Lounge

12' 9" x 10' 4" ( 3.89m x 3.15m )

### Dining Room

9' 7" x 7' 6" ( 2.92m x 2.29m )

### Kitchen

11' x 7' ( 3.35m x 2.13m )

### Landing

### Bedroom One

12' x 9' 8" ( 3.66m x 2.95m )

### Bedroom Two

12' 10" x 8' 6" ( 3.91m x 2.59m )

### Shower Room

Shower cubicle, wash hand basin, window, underfloor heating. Separate WC.

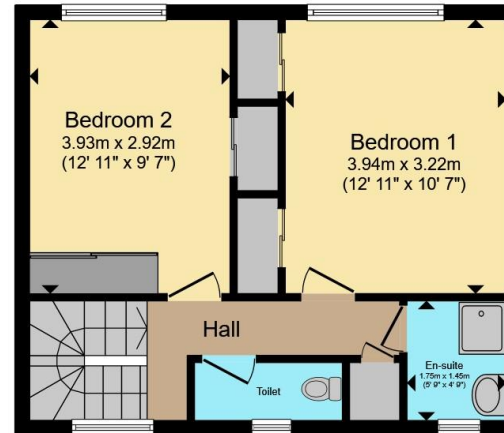








**Ground Floor**



**First Floor**

Total floor area 89.9 m<sup>2</sup> (968 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY407151](http://connells.co.uk/Property/CBY407151)**



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