



Connells

Crossways
Canterbury



Property Description

Crossways is a no through road within a popular residential estate close by to Canterbury University and local amenities. The accommodation is spread over two floors providing a lounge, separate dining room and a kitchen to the ground. There is plenty of potential to update and open up the space.

To the first floor there are three bedrooms, plenty of built in storage cupboards, and a bathroom with suite including bath, WC and wash hand basin.

The home also provides off road parking for at least two cars, a garage and a generous rear garden. The home would benefit from updating with plenty of opportunity to add your own mark. Sold with no onward chain and available to view now.

Lounge

11' 7" x 11' 3" (3.53m x 3.43m)

Dining Room

12' 5" x 10' 4" (3.78m x 3.15m)

Kitchen

9' 4" x 8' (2.84m x 2.44m)

Landing

Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

Bedroom Three

8' 8" x 7' 11" (2.64m x 2.41m)

Bathroom

Outside Shed

9' 5" x 4' 11" (2.87m x 1.50m)

Garage

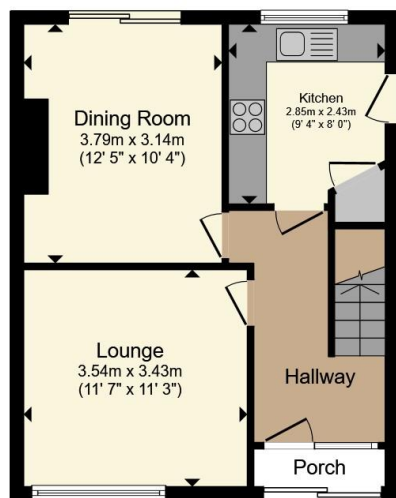
14' 3" x 8' (4.34m x 2.44m)



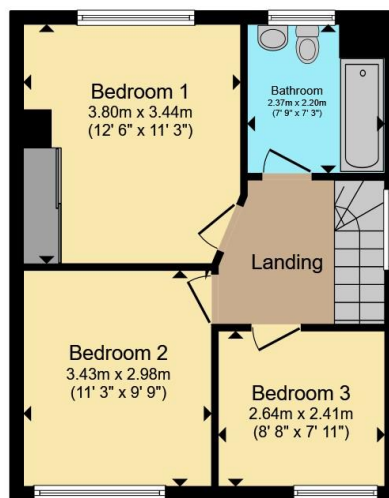




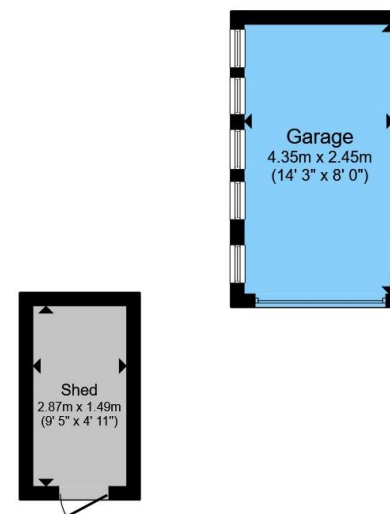




Ground Floor



First Floor



Outbuilding

Total floor area 96.8 m² (1,042 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

Connells

To view this property please contact Connells on

T 01227 764 720

E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407228



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407228 - 0002