



Wells Avenue, Canterbury

- DETACHED FAMILY HOME
- SITTING/DINING ROOM
- SHOWER ROOM
- PARKING AND SINGLE GARAGES FOR STORAGE
- SOUTH OF CANTERBURY
- FOUR BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- ENCLOSED REAR GARDEN

Guide Price £580,000

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HERE TO GET *you* THERE

Wells Avenue, Canterbury

DESCRIPTION

GUIDE PRICE £580,000-£600,000. Hunters are pleased to offer for sale this detached family home with four bedrooms, sitting/.dining room with patio doors leading to the rear garden, fitted kitchen/breakfast room, cloakroom and boot room on the ground floor together with four bedrooms, three of which have built in wardrobes and storage, there is a seperate shower room. The property is in need of some updating but offers much potential. There is a driveway providing parking and leading to the two single garages which are currently arranged to provide a very good area for storage. The enclosed rear garden is a particular feature of the property with mature planting and lawned areas. NO CHAIN.

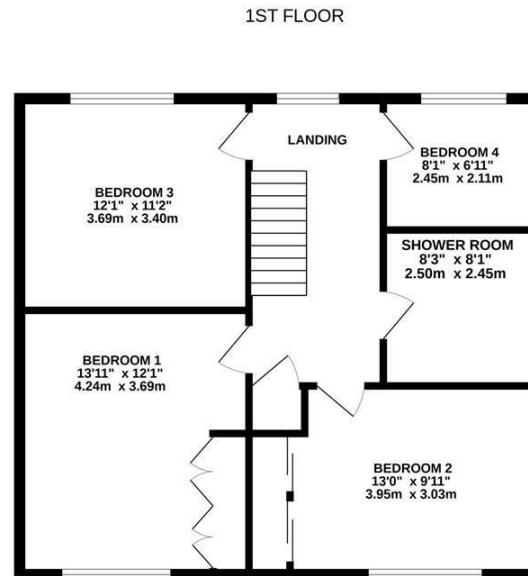
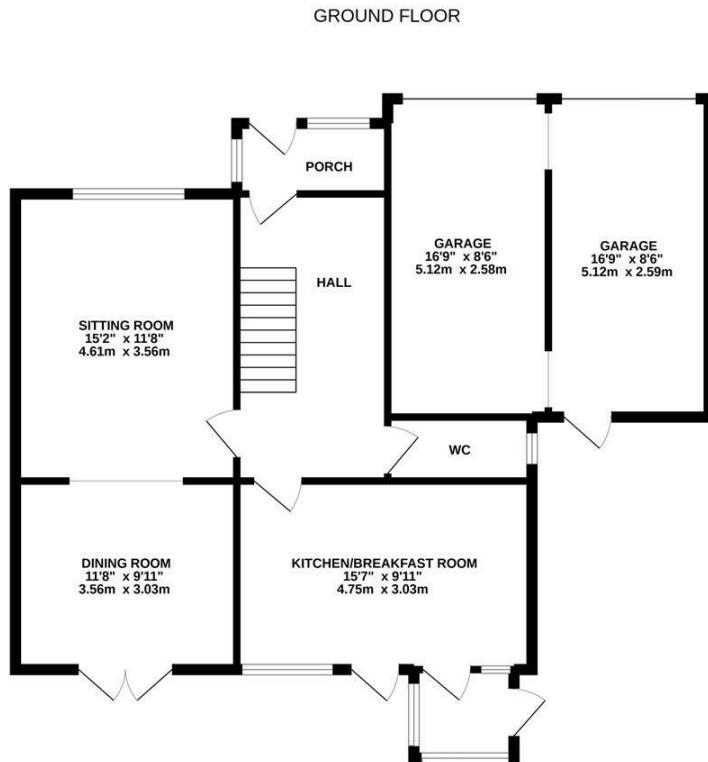
Found in one of Canterbury's most sought after locations with easy access to the city centre. Canterbury is a vibrant and cosmopolitan city offering a wide variety of shops, bars, cafes and restaurants, as well as numerous cultural leisure and recreational facilities, including the Marlowe Theatre, Scotland Hills golf club and Kent county cricket club headquarters and ground. There is the stunning Canterbury Cathedral and numerous historical buildings surrounding, the river stour flows through the city offering punting and sightseeing.

Canterbury has two train stations providing services to London, with Canterbury West offering a high speed service to London St Pancras in under one hour. Road links are excellent with the A2 providing access to the port of Dover and in the other direction to the M2 motorway.

Canterbury is also home to a number of highly regards schools in both the public and private sectors including grammer schools and both Kent university and Christchurch university.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C	67	
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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