



Old Park Avenue, Canterbury, CT1 1DN
Offers in excess of £280,000

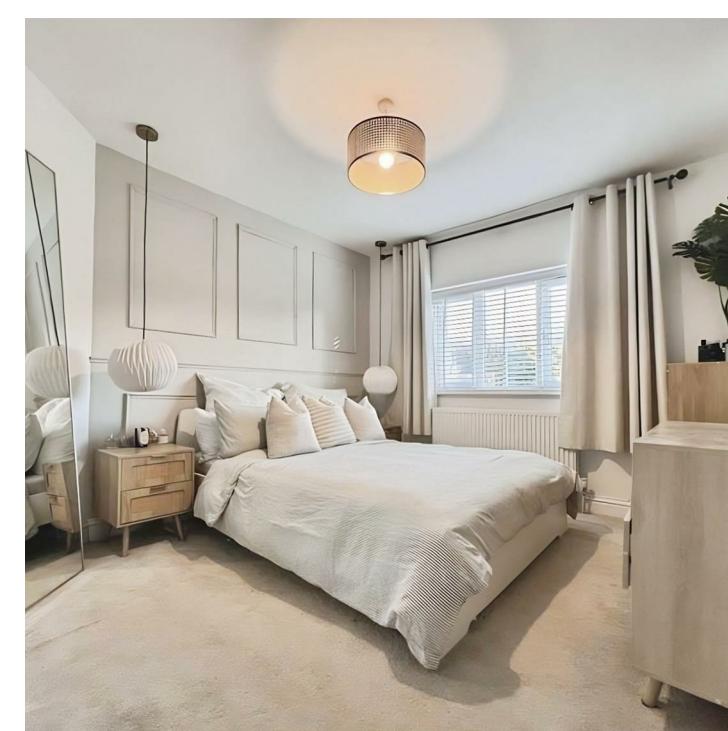
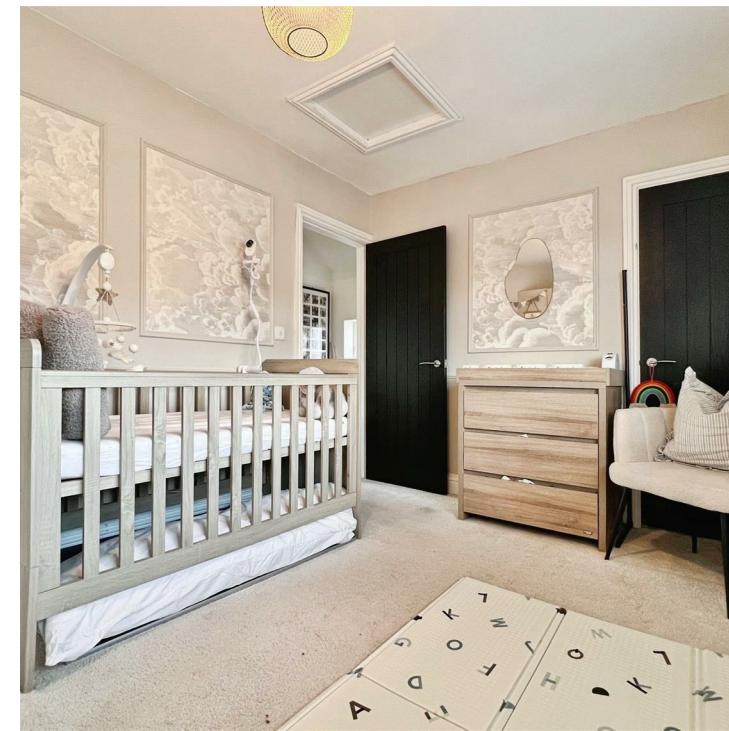


The home: A 2 Bedroom, 1930s Semi-Detached home that offers two double bedrooms and an approximately 70ft rear garden, the property enjoys a peaceful backdrop near by the well regarded Chequer's Wood and Old Park, offering 20 acres of green space. Located only a short walk from Canterbury's bustling High street & High-Speed Train-Station. **On street parking services** the home, that is sat behind a front lawn with a fenced boundary. The ground floor offers a cosy bay fronted lounge featuring a fireplace. A kitchen/dining room stretches the rear of the home, overlooking the rear garden. The kitchen itself is fitted with modern units and offers space for a fridge freezer, washing machine & dishwasher. Boasting a breakfast bar + space for a dining table & chairs. A convenient under-stairs storage cupboard completes the ground floor layout perfectly. The stairs rise from the entrance hall, here, you'll find two well proportioned bedrooms. The master bedroom is a comfortable double overlooking the rear garden, with the second bedroom boasting in-built wardrobes & an airing cupboard too. Both bedrooms are served by an updated walk in-shower room, with wash hand basin & W/C.

Outside: the home boasts a approx **70ft rear garden**, as well as the recently built **cabin** at the rear of the garden measuring approximately **16ft x 12ft**, perfectly suited for those looking to work from home. There is power, lighting & internet direct to the cabin. A generous patio & laid to lawn area provide space to enjoy the sunnier days, although not offering a drive way, there is unrestricted on street parking to the front, or rear of the property.

Location: Being ideally positioned in a highly desirable area of Canterbury, offering the perfect balance of green open space and city convenience. Just moments away are Old Park and Chequers Wood, providing approximately 21 acres of beautiful woodland and open walks — ideal for dog owners, families with young children, or anyone who enjoys the outdoors. The property benefits from excellent transport links, making commuting to Thanet, Ashford and beyond both quick and convenient. Canterbury itself offers a vibrant mix of history, shopping and culture, further enhanced by the recently opened Riverside Canterbury Leisure Complex, which features a range of eateries, entertainment venues and activities. Everyday amenities are close at hand, including the popular George & Dragon pub in nearby Fordwich, as well as Aldi and Asda supermarkets. Canterbury city centre is also within easy reach, approximately a 20-minute walk away, offering an excellent selection of shops, cafés and restaurants.

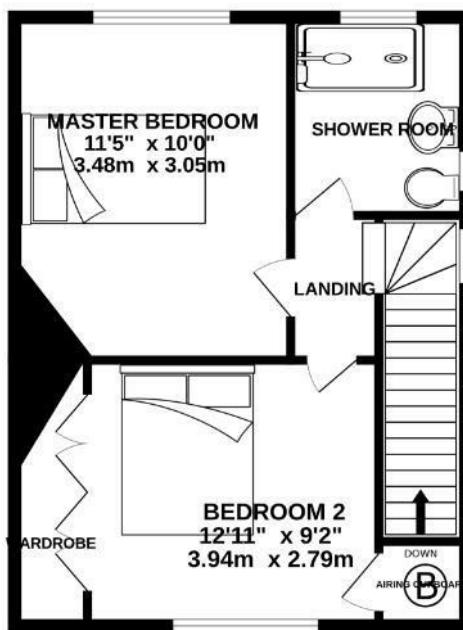
- **A 1930's Bay-Fronted, 2 Bedroom Semi-Detached House (677sq ft)**
- **Impressive 70ft rear garden with patio & home office/studio, power & internet direct**
- **Two generous double bedrooms, with bedroom two featuring built-in wardrobes**
- **Home is serviced by unrestricted 'On-street parking'**
- **Cosy lounge with a feature fireplace '10'10x10'0'**
- **EPC Rating: Awaiting updated certificate - Council Tax Band: B**
- **Modern kitchen/diner to the rear with breakfast bar '15'8x11'4'**
- **Modern shower room servicing both bedrooms**
- **Located near-by to the 21 acre 'Old Park & Chequers Woods'**
- **Within walking distance to Canterbury West Train Station & Town Centre**



GROUND FLOOR



1ST FLOOR



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		
(69-80)	C		
(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.

Whilst every effort 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 not 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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