**Ersham Road, Canterbury, CT1 3AR**

**Asking Price £495,000**

Sally Hatcher estates



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# Ersham Road

## Canterbury CT1 3AR

SENSIBLY PRICED TO SELL FAST - No onward chain

Nestled on the desirable Ersham Road in Canterbury, this spacious four-bedroom family home offers a perfect blend of comfort and convenience. Situated on the south-east side of the city, the property boasts ample off-road parking for up to four vehicles, along with direct access to a garage, making it an ideal choice for families or those with multiple vehicles.

Upon entering, you are welcomed by a generous entrance hallway that leads into a charming sitting room, complete with a wood-burning stove, perfect for cosy evenings. The adjoining dining room provides an inviting space for family meals and entertaining guests. The fitted kitchen is a highlight of the home, featuring a range cooker and offering delightful views of the garden, which is easily accessible from this area.

The property comprises two well-appointed bathrooms, ensuring that family life runs smoothly. With its four spacious bedrooms, there is plenty of room for everyone to enjoy their own space. The front of the house faces north-east, while the rear garden enjoys a sunny south-west aspect, providing a lovely outdoor area for relaxation and play.

This home is not only well-situated but also offers a wonderful opportunity for family living in a sought-after location. With its combination of space, functionality, and charm, this property is sure to appeal to those looking to settle in the historic city of Canterbury.

Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Ground Floor

### Entry hallway

























**Kitchen**
12'7" x 15'9" (3.852 x 4.821)

**Living / Dining Room**
26'6" x 11'8" (8.092 x 3.559)

**First Floor / Stairs**

**Bedroom 1**
15'11" x 10'9" (4.864 x 3.295)

**En-suite Shower Room**

**Bedroom 4**
7'9" x 15'11" (2.384 x 4.864)

**Family Bathroom**

**Bedroom 3**
10'11" x 11'8" (3.335 x 3.579)

**Bedroom 2**
11'9" x 14'7" (3.583 x 4.464)

**Garage**

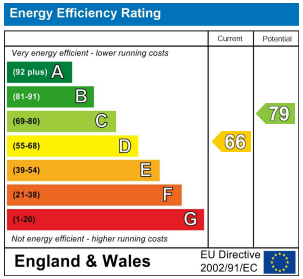
## Floor Plan

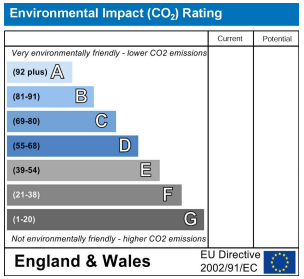



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.