

Ersham Road, Canterbury, CT1 3AR

Asking Price £620,000



Ersham Road

Canterbury CT1 3AR

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.

Currently tenanted as a company let.

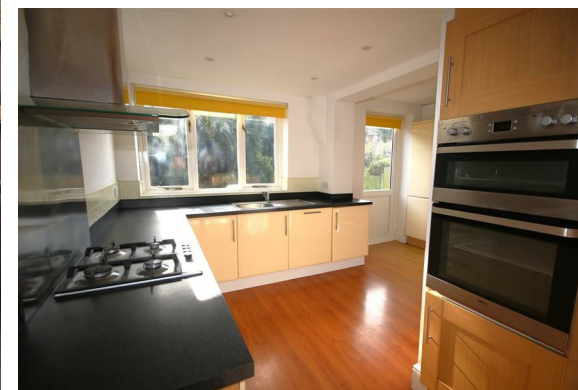
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Ground Floor

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



Viewing

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

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Area Map



Energy Efficiency Graph

