

Field Avenue, Canterbury, CT1 1TR

Asking Price £250,000



## Field Avenue

### Canterbury CT1 1TR

In the quiet cul-de-sac of Field Avenue, Canterbury, this delightful two-bedroom semi-detached house, totalling 57 Square Metres, presents an excellent opportunity for first-time buyers.

The property is situated within walkable distance to the local Retail Park, Post Office and local amenities. This property boasts a well-designed layout, featuring a welcoming entrance hallway that leads into a bright and airy lounge and dining area. The fitted kitchen is equipped with light-coloured units, providing a light atmosphere, and offers ample space for a washing machine, dishwasher, and fridge/freezer.

At the heart of the home is the spacious lounge and dining area, which is enhanced by patio doors that lead directly onto the south facing rear garden. This seamless connection to the outdoors makes it perfect for entertaining or simply enjoying the fresh airflow into the house. The garden itself is low maintenance with a large patio, ideal for sunny day BBQs and relaxing, with plenty of space for outdoor dining while offering a peaceful retreat for those with a busy lifestyle.

Beyond the patio, the raised lawn area leads to the outdoor home office, complete with insulation, heating, electricity and high-speed internet. There is also an external water supply and an additional shed, with power and light, for storage.

Upstairs, you will find two generously sized double bedrooms, each offering a comfortable living space. A fully tiled bathroom sits conveniently between them, providing practical access for everyday living.

Additionally, the property benefits from front driveway EV Charging and separate 16Amp commando socket (ideal for charging vehicles). There is off road parking for up to three vehicles, a valuable feature in this sought-after area.

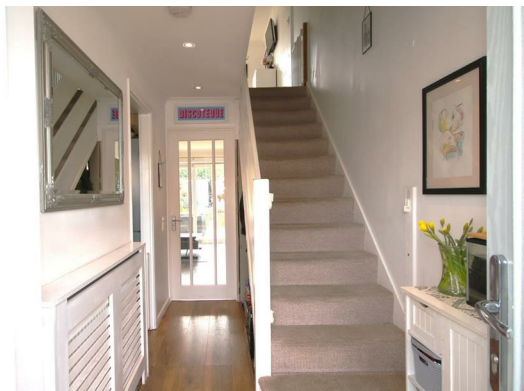
With its modern amenities and convenient location, this house is a perfect choice for those looking to establish their first home in Canterbury. Don't miss the chance to make this lovely property your own.

Viewings are strictly by appointment only.  
Council Tax: B

#### 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 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.





**Kitchen**

5'7" x 14'6" (1.724 x 4.432)

**Living Room**

15'9" x 11'5" (4.807 x 3.495)

**Entrance Hall**

5'8" x 14'6" (1.733 x 4.432)

**Bathroom**

6'2" x 5'6" (1.888 x 1.683)

**Bedroom 1**

8'9" x 11'9" (2.689m x 3.584m)

**Bedroom 2**

8'6" x 7'1" (2.604 x 2.172)

**Outdoor Home Office**

8'7" x 5'6" (2.628 x 1.678)



## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

