

Barton Road, Canterbury, CT1 1YH

Guide Price £360,000

Sally Hatcher  
estates



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# Barton Road

## Canterbury CT1 1YH

Semi detached bungalow with off road parking and a beautiful garden.

Nestled on the charming Barton Road in Canterbury, this delightful bungalow offers a perfect blend of comfort and convenience totaling 85 square meters. Built in the late 1950s, the property boasts a warm and inviting atmosphere, ideal for those seeking a peaceful retreat in a vibrant city.

The bungalow features two well-proportioned bedrooms, providing ample space for relaxation and rest. In addition, there is a versatile study or playroom, which can be tailored to suit your needs, whether as a home office, a children's play area, or a quiet reading nook. The three reception rooms enhance the living space, allowing for both entertaining guests and enjoying quiet evenings at home.

The property is complemented by a lovely garden, perfect for outdoor gatherings or simply enjoying the fresh air. A garden shed with power, offers additional storage, while the garage and driveway provide parking for up to three vehicles, ensuring convenience for you and your guests.

Situated on the south side of the city, this bungalow is ideally located for easy access to local amenities, schools, and transport links. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this property presents an excellent opportunity to create a comfortable and welcoming home in the historic city of Canterbury.

Council Tax Band C - Canterbury City Council  
85 Square Meters

Broadband speeds:  
Standard 7 Mbps 0.8 Mbps Good  
Superfast 49 Mbps 8 Mbps Good  
Ultrafast 10000 Mbps 10000 Mbps  
Mobile indoor

Voice Data  
EE Limited Limited  
Three None None  
O2 Limited Limited  
Vodafone Limited None  
Outdoor:  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

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.





**Bedroom 2**  
11'10" x 9'9" (3.616 x 2.989)

**Bedroom 1**  
10'6" x 14'0" (3.224 x 4.271)

**Bathroom**  
7'6" x 5'5" (2.310 x 1.656)

**Bedroom 3**  
9'5" x 8'9" (2.889 x 2.668)

**Living Area**  
11'7" x 18'1" (3.539 x 5.535)

**Dining Area**  
11'1" x 11'7" (3.382 x 3.538)

**Kitchen**  
11'1" x 8'10" (3.400 x 2.700)

**Conservatory**  
10'10" x 9'3" (3.310 x 2.832)

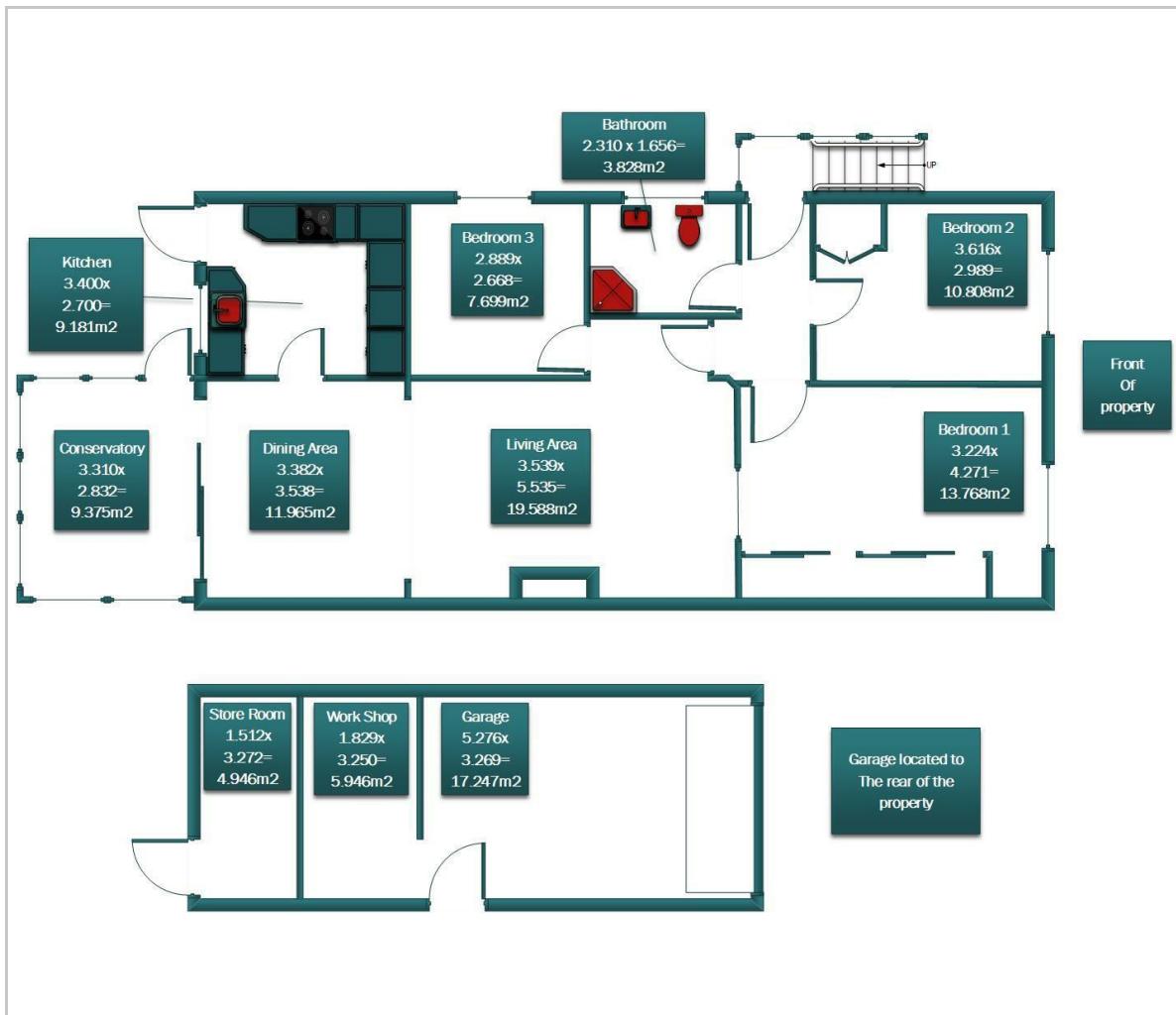
**Garage**  
17'3" x 10'8" (5.276 x 3.269)

**Work Shop**  
6'0" x 10'7" (1.829 x 3.250)

**Store Room**  
4'11" x 10'8" (1.512 x 3.272)



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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		