



5 Edward Road, Canterbury, Kent, CT1 1UH

EPC Rating = C

Guide Price £269,950





This spacious four-bedroom home on Edward Road offers an exciting opportunity for buyers looking to modernise and add value. The property features a large living room, separate dining room, and a well-sized kitchen, alongside a convenient ground floor shower room. Upstairs, four well-proportioned bedrooms provide ample space for family living or flexible use. The home retains charming classic brickwork, while the interior would benefit from updating, the layout and potential are endless. Outside, the enclosed rear garden presents a blank canvas for landscaping or outdoor entertaining. Situated in a sought-after Canterbury location, this property is ideal for those keen to create a bespoke home in a well connected area close to local amenities, schools, and transport links. The property offers further potential, as a spacious additional bedroom could be created in the loft space, as seen in neighbouring properties. (subject to the necessary planning permissions) EPC RATING = C

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Tenure Freehold

Property Type Terraced House

Receptions 2

Bedrooms 4

Bathrooms 1

Parking On Street

Heating Gas

EPC Rating C

Council Tax Band C
Canterbury City Council



Situation

The property is situated within easy reach of the centre of the historic city of Canterbury, renowned for its stunning cathedral, vibrant cultural scene, and excellent shopping and dining facilities. Canterbury offers a superb range of both state and independent schools, as well as two universities, making it ideal for families and professionals alike. The city benefits from excellent transport links, including Canterbury West railway station providing High-Speed services to London St Pancras in under an hour, and convenient access to the A2/M2 for journeys towards the coast and London. The surrounding countryside offers beautiful walks, cycle routes, and charming villages with traditional pubs and farm shops.

The accommodation comprises

Ground floor

Entrance hall

Living room

17' 1" x 12' 0" (5.21m x 3.66m)

Dining room

9' 9" x 8' 4" (2.97m x 2.54m)

Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

Shower/WC

7' 7" x 4' 2" (2.31m x 1.27m)



First floor

Landing

Bedroom one

10' 3" x 9' 9" (3.12m x 2.97m)

Bedroom two

11' 3" x 10' 0" (3.43m x 3.05m)

Bedroom three

10' 5" x 7' 11" (3.17m x 2.41m)

Bedroom four

8' 5" x 7' 5" (2.57m x 2.26m)

Outside

Rear garden







Approximate Gross Internal Area = 88 sq m / 950 sq ft

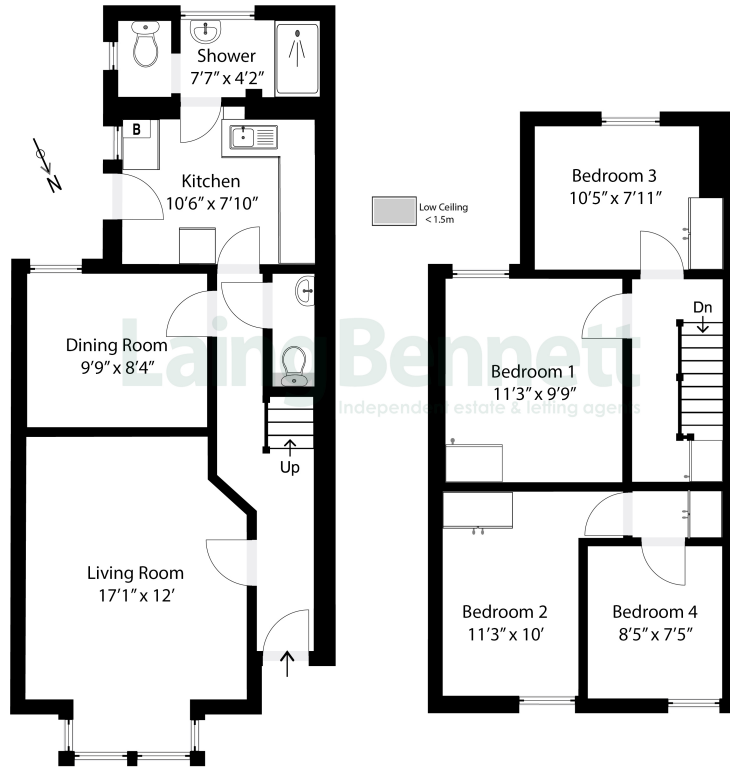
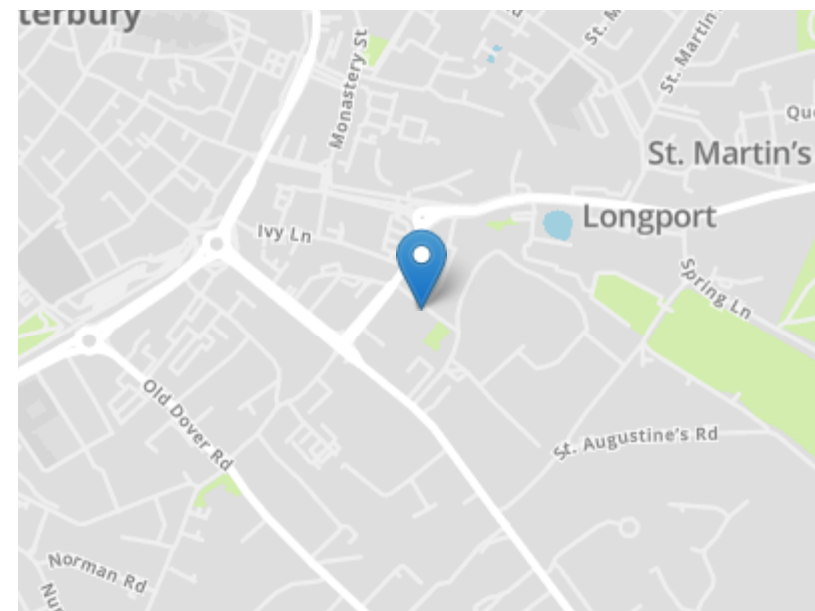


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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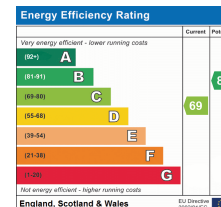
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The Estate Office
8 Station Road
Lyminge
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Kent
CT18 8HP



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