

Shipman Avenue, Canterbury

Asking Price: £290,000

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Shipman Avenue

Canterbury

This spacious four bedroom semi detached home offers versatile accommodation across two floors, including the useful addition of a bedroom on the ground floor, making it an ideal choice for families looking for flexibility.

The property opens into an entrance hallway, with a ground floor bedroom positioned to the front. This could also provide an excellent home office, guest room or additional reception space depending on the needs of the new owners.

Towards the rear of the hallway is the kitchen, while to the side is a separate lounge and dining area. The two spaces provide a good balance of everyday family living and entertaining, with the layout offering plenty of flexibility.

Upstairs, there are three further bedrooms comprising two good sized double bedrooms and a single bedroom, together with the family bathroom. Combined with the ground floor bedroom, the property offers four bedrooms in total and could work particularly well for a growing family.

Outside, the property benefits from a really long rear garden, providing a surprisingly generous amount of outdoor space. There is plenty of room for seating, entertaining and family use, with the length of the garden offering scope for different areas to be created.

To the front is a small garden, while parking is available on the road outside the property.

Overall, this is a well-proportioned family home offering four bedrooms, flexible living accommodation and a particularly long rear garden. The ground floor bedroom adds an extra level of versatility, while the separate lounge and dining areas provide useful additional living space.

EPC Rating C













Entrance Hall

Bedroom
13' x 10' (3.96m x 3.05m)

Kitchen
10'2" x 9'11" (3.1m x 3.02m)

Lounge/ Diner
10'2" x 9'2" (3.1m x 2.8m)

First Floor

Bathroom

Bedroom
13'7" x 8'6" (4.14m x 2.6m)

Bedroom
13'7" x 9'9" (4.14m x 2.97m)

Bedroom
11'5" x 6'9" (3.48m x 2.06m)

External

Garden



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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