

Claremont Place, Canterbury

Guide Price: £250,000 – £275,000

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Claremont Place

Canterbury

Situated on Claremont Place, this attractive semi-detached property has recently undergone a comprehensive programme of renovation, creating a stylish and ready-to-move-into home. The improvements include a brand-new kitchen and ground floor bathroom, both finished to a modern standard, alongside complete redecoration throughout and a full rewire.

The ground floor accommodation comprises a welcoming sitting room featuring an attractive open fireplace, providing a charming focal point, alongside a separate dining room offering an excellent space for entertaining and everyday family life. The newly fitted kitchen is complemented by a beautifully renovated ground floor bathroom, adding further practicality to the accommodation.

To the first floor, the property offers two well-proportioned bedrooms, with the principal bedroom benefitting from a beautiful feature fireplace. A further versatile study/dressing room provides the flexibility to be used as a nursery, home office or occasional third bedroom, depending on individual requirements.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal space to enjoy the warmer months without the burden of extensive upkeep.

Location is another real highlight, with Canterbury city centre within comfortable walking distance, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Canterbury East and Canterbury West railway stations are also nearby, with Canterbury West providing high-speed rail connections into London, making this an excellent option for commuters.

Offered with no onward chain, this recently renovated home would make an excellent first-time purchase, investment opportunity or downsize.

EPC Rating D

Some images may have been enhanced by AI for illustrative purposes only













Entrance

Living Room
11'10" x 10'9" (3.6m x 3.28m)

Dining Room
9'2" x 10'11" (2.8m x 3.33m)

Kitchen
7'10" x 10'10" (2.4m x 3.3m)

Bathroom

First Floor

Bedroom
12'2" x 10'9" (3.7m x 3.28m)

Bedroom
9'2" x 10'11" (2.8m x 3.33m)

Bedroom/ Study
7' x 8'11" (2.13m x 2.72m)

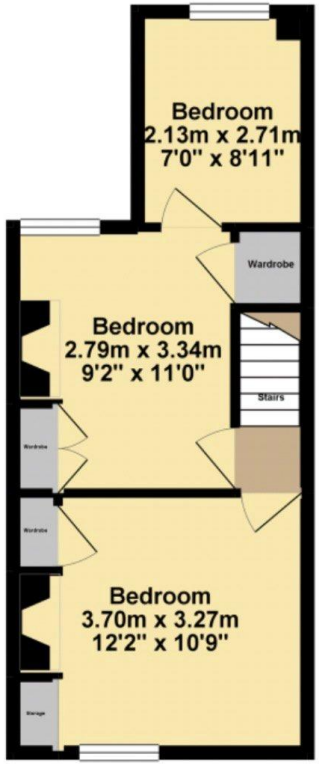
External

Garden

GROUND FLOOR 35.39 sq. m.
(380.95 sq. ft.)



1ST FLOOR 30.26 sq. m.
(325.75 sq. ft.)



TOTAL FLOOR AREA : 65.65 sq. m. (706.70 sq. ft.) approx.

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