



17 Sevastopol Place, Canterbury

Guide Price £250,000

17 Sevastopol Place

Canterbury, Canterbury

** GUIDE PRICE £250,000 - £275,000 **

Welcome to Sevastopol Place: A Well-Presented 2 Bedroom End-of-Terraced House with Driveway, Allocated Parking Space, and a Charming Patio and Lawn.

Discover this delightful end-of-terraced house on Sevastopol Place, offering a wonderful opportunity for first-time buyers or investors. The property is presented in excellent condition, providing a ready-to-move-in living space.

As you arrive, a driveway offers convenient parking for one car, ensuring ease and accessibility. In addition, an allocated parking space provides an additional parking option for residents and their guests.

Step inside and be greeted by a well-presented interior that exudes warmth and comfort. The living spaces have been thoughtfully designed and maintained, creating a welcoming atmosphere for you to call home.

The ground floor comprises a spacious living area, perfect for relaxation and entertaining. The layout flows seamlessly into the kitchen, which is equipped with modern fixtures and fittings. The patio doors open up to a charming outdoor space, featuring a delightful patio and a well-maintained lawn. This private retreat is an ideal spot for enjoying outdoor meals, gardening, or simply unwinding after a long day.

Upstairs, two bedrooms offer comfortable accommodation, providing a peaceful sanctuary for residents. Each room is well-appointed and designed to maximize space and functionality. Sevastopol Place is ideally located, offering convenient access to a range of amenities,





Ground Floor

Kitchen

10' 10" x 8' 10" (3.29m x 2.70m)

Lounge/Diner

12' 4" x 19' 8" (3.75m x 5.99m)

First Floor

Bedroom One

9' 7" x 11' 3" (2.92m x 3.44m)

Bedroom Two

13' 0" x 9' 11" (3.95m x 3.01m)

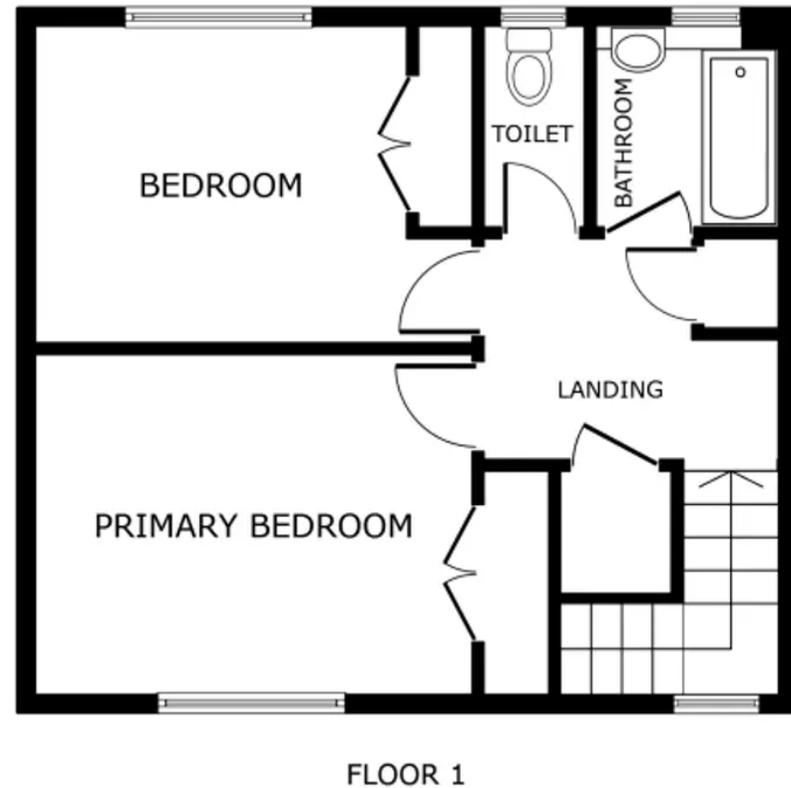
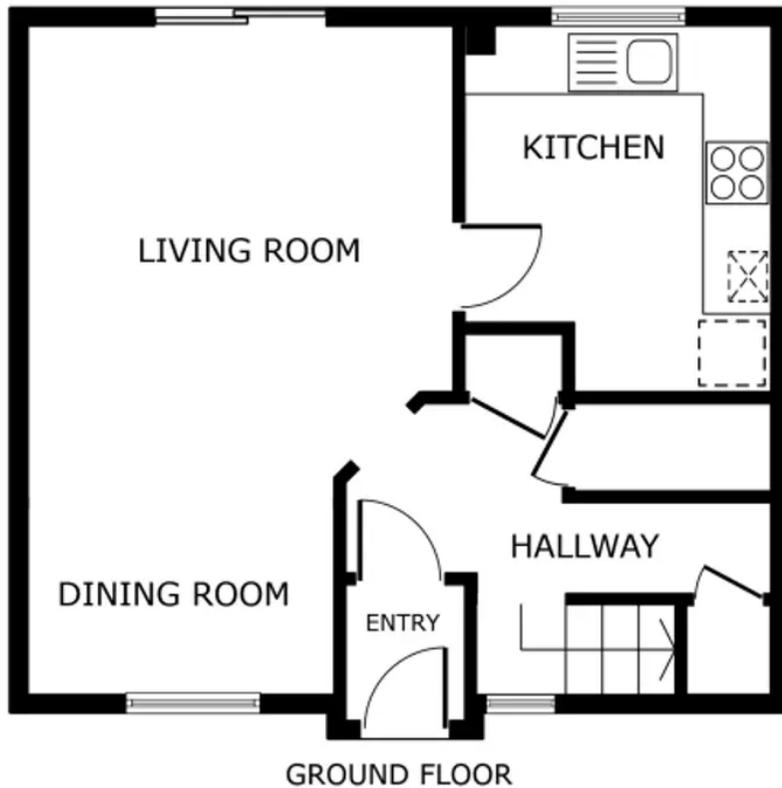
Bathroom

5' 2" x 6' 3" (1.58m x 1.90m)

WC

2' 7" x 6' 6" (0.80m x 1.97m)





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure