



**Connells**

Mill Cottage,, Barton Mill Road  
Canterbury



### Property Description

Offered to the market with no onward chain is this very well presented two bedroom, semi detached cottage style home.

The property is ready to move in to and offers an ideal first time buy also boasting allocated parking within a secure gated development and a low maintenance courtyard garden. The property is also moments walk away from Canterbury's famous City centre with an array of shops and restaurants along with local amenities including superstores, newsagents and bus stops.

Both of Canterbury's main line train stations are also within reach with regular high speed services to London.

The property itself opens through a hall in to a spacious open plan living room with dining area and modern fitted kitchen and a downstairs cloakroom. To the first floor, there are two double bedrooms and a family bathroom.

Sold with no onward chain, this home is ready to view now.



## Entrance

11' 4" x 5' 7" ( 3.45m x 1.70m )

## Cloakroom

5' 7" x 4' 7" ( 1.70m x 1.40m )

## Lounge

15' 9" x 9' 5" ( 4.80m x 2.87m )

## Kitchen

6' 8" x 8' 1" ( 2.03m x 2.46m )

## Landing

14' 9" x 3' 6" ( 4.50m x 1.07m )

## Bedroom One

10' 6" x 9' 4" ( 3.20m x 2.84m )

## Bedroom Two

11' 7" x 11' 8" ( 3.53m x 3.56m )

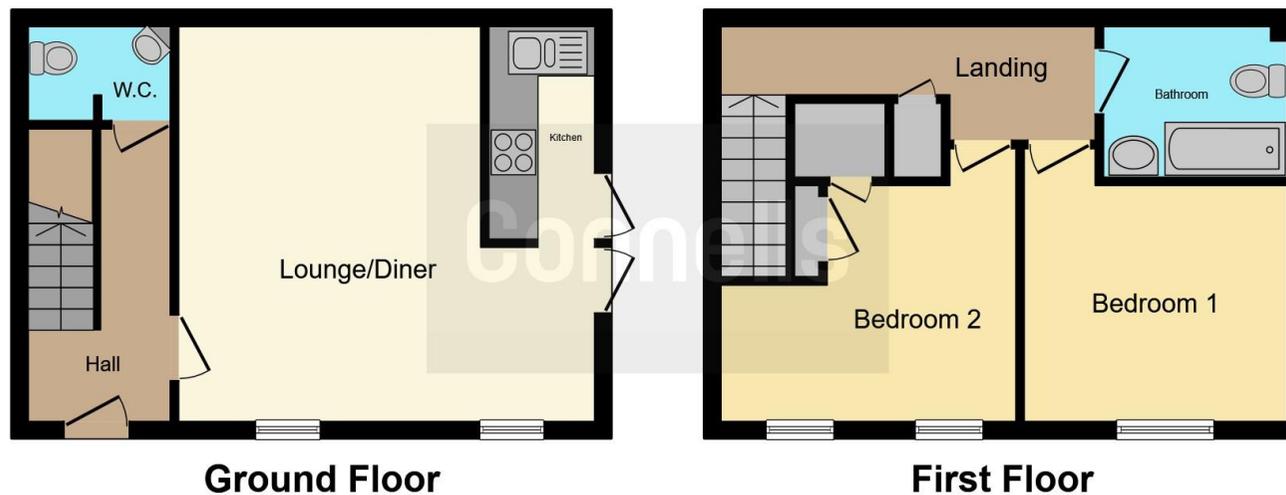
## Bathroom

7' 4" x 6' ( 2.24m x 1.83m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY407013](http://connells.co.uk/Property/CBY407013)**



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