

## 45b Norman Road, Canterbury, CT1 3LX

Welcome to this charming maisonette located on Norman Road in the historic city of Canterbury. This delightful top floor flat boasts a reception room upstairs with an additional area which would make the perfect office space. With two double sized inviting bedrooms, there is ample space throughout and the property features a well-maintained shower room.

Situated in a prime location, this maisonette offers easy access to all the amenities and attractions that Canterbury has to offer. Whether you fancy a leisurely stroll in the city centre or a visit to the iconic Canterbury Cathedral, everything is just a stone's throw away.

Note: Furnished. 12 Months. Council Tax Band B. Available 3rd November 2025.

To check broadband and mobile phone coverage please visit Ofcom here: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker









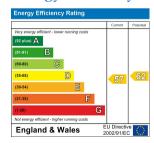
## Area Map



## Floor Plan



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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