



Charles Bainbridge



15 Ash Crescent, Hersden,
Canterbury, Kent, CT3 4HU

£250,000





A semi-detached house set in a small crescent on a good sized plot offering potential for extension. The accommodation includes a sitting room to the front with a bay window and fireplace, and a large kitchen/breakfast room opening onto the garden. The staircase is open to a double height ceiling leading to the first floor landing and onto three bedrooms plus the family shower room. The house benefits from double glazed windows and doors, central heating via a combination gas boiler and main services. The property is offered with no onward chain and is now in need of modernisation and refurbishment throughout.

Externally the property has a lawned front garden with a pretty front wall and to one side is further potential for a driveway (subject to the necessary planning consents). There is a good sized rear garden measuring approx. 22' 11" x 17' 5" (6.98m x 5.30m) with the lawn extending to the side of the property providing a further 19' x 17' (5.79m x 5.18m). The garden is mainly laid to lawn with a patio, garden shed, outside WC and enclosed by a mixture of mature hedging and timber fencing.

Hersden has easy access to the Cathedral City of Canterbury and the surrounding countryside offers good walking and cycling. Canterbury offers a comprehensive range of shopping and leisure facilities, an impressive number of primary and secondary schools including two nearby grammar schools and a selection of colleges and universities. High speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55 mins. The M2 to London and A2 to Dover are both easily accessible.

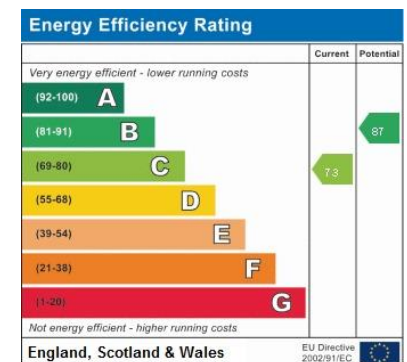
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: B

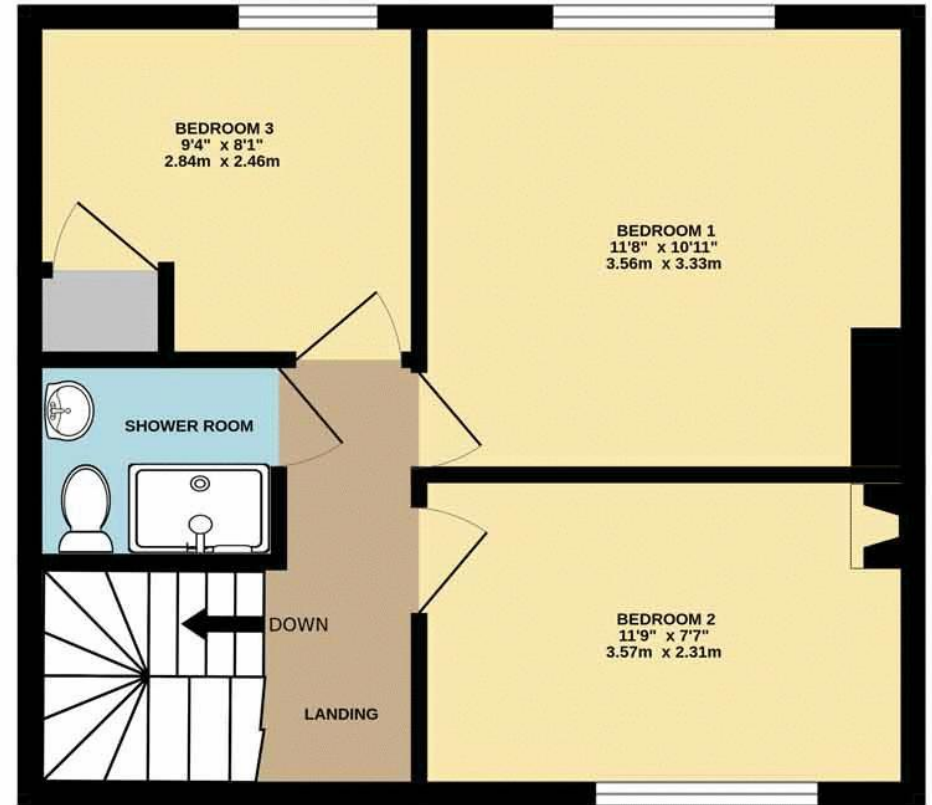
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com





GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

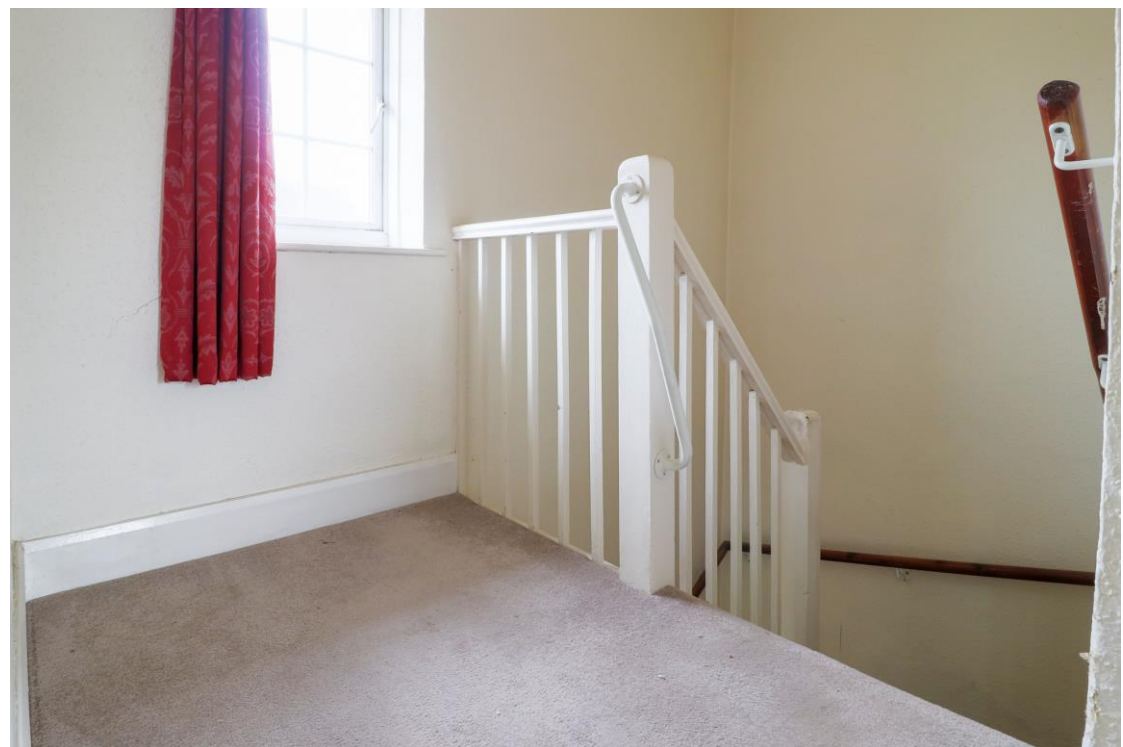


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

TOTAL FLOOR AREA : 766 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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