



Charles Bainbridge



50 The Street, Adisham,
Canterbury, Kent, CT3 3JL

£350,000









An attractive semi-detached family home offering well-presented accommodation in an enviable setting, situated in the charming village of Adisham. The property provides well-maintained, thoughtfully arranged accommodation throughout, perfect for everyday living. On the ground floor is a spacious entrance hall giving access to a welcoming sitting room, situated to the front with a large window overlooking the front garden providing an abundance of natural light. To the rear is a practical, good-size kitchen/dining room with a range of floor and drawer units incorporating a built-in double oven and gas hob, along with space for a freestanding dishwasher, washer/dryer, and tall fridge/freezer. A door opening onto the rear garden. There is also a useful downstairs w.c. On the first floor are three bedrooms, two double bedrooms and one single bedroom, as well as a well-equipped, modern family bathroom including a panelled bath with shower over, wash hand basin, and w.c.

Externally, there is a pretty front garden laid to lawn with a paved path giving access to the front door, which is situated to the side of the house, and a gate providing access the rear. To the rear is a delightfully presented rear garden providing a large paved patio area, ideal for dining and entertaining, raised flower beds, and a step up to the remainder of the garden, which is laid to lawn with a central path leading to a door accessing the detached double garage. The double garage measures approx. 17ft 11 (5.46m) x 16ft 4 (4.98m) and benefits from power and lighting, making it ideal for off street parking, additional storage, or a variety of other uses such as an at home office, workshop or gym. To the front of the property there is ample on street parking, and there is the potential to create a driveway (subject to all necessary planning consents) if required.

The property is set in the popular village of Adisham with easy access to the nearby mainline railway station with regular services to London Victoria and the highly regarded Primary School, which has been rated outstanding by Ofsted. The surrounding countryside and farmland provide good walking and cycling around the picturesque backdrop, while the nearby villages of Wingham and Bridge offer excellent local amenities. The Cathedral City of Canterbury is also easily accessible.

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

Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane, Canterbury, Kent, CT1 2UR.

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



KITCHEN/DINER
16'1" x 14'2"
4.89m x 4.31m

WC

C

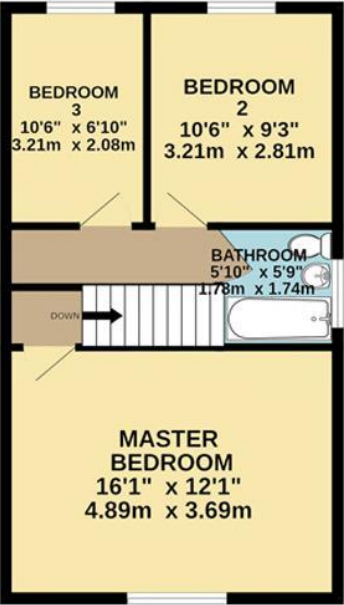
LOUNGE
16'1" x 11'10"
4.89m x 3.61m

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.

TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.)

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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BEDROOM
3
10'6" x 6'10"
3.21m x 2.08m

BEDROOM
2
10'6" x 9'3"
3.21m x 2.81m

BATHROOM
5'10" x 5'9"
1.78m x 1.74m

DOWN

MASTER
BEDROOM
16'1" x 12'1"
4.89m x 3.69m

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		











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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