



GUILDCREST ESTATES



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3 First & Last Cottages
Ash, £250,000





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**Sandwich Road
Ash, Canterbury, CT3 2AF
Offers in excess of
£250,000**

Nestled in the charming village of Ash, Canterbury, this delightful 2-bedroom cottage on Sandwich Road is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy lounge, perfect for relaxing after a long day. The well-appointed kitchen is ideal for whipping up delicious meals to enjoy in the inviting dining area.

This quaint property boasts two bedrooms, offering comfortable spaces for a good night's sleep. The bathroom provides a tranquil retreat for unwinding with a soothing bath after a busy day. With off-street parking available for two vehicles, convenience is at your doorstep. There is a garage to the rear of the property, which can be accessed via the side road.

The idyllic location of Ash Village offers a peaceful retreat from the hustle and bustle of city life. Surrounded by the beauty of Kentish countryside, you'll find yourself immersed in a picturesque setting. Additionally, the good bus links make commuting a breeze for those





who need to travel.

Don't miss the opportunity to make this charming cottage your own and experience the warmth and tranquillity it has to offer. Embrace the quintessential English village lifestyle in this lovely property on Sandwich Road.

This property is Grade II Listed.

Council Tax Band -B



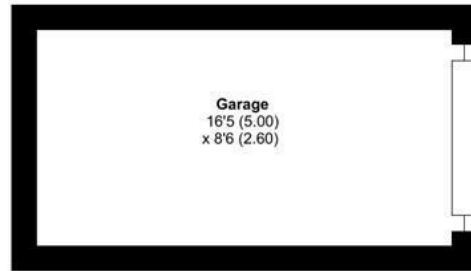
Sandwich Road, Ash, Canterbury, CT3

Approximate Area = 524 sq ft / 48.6 sq m

Garage = 140 sq ft / 13 sq m

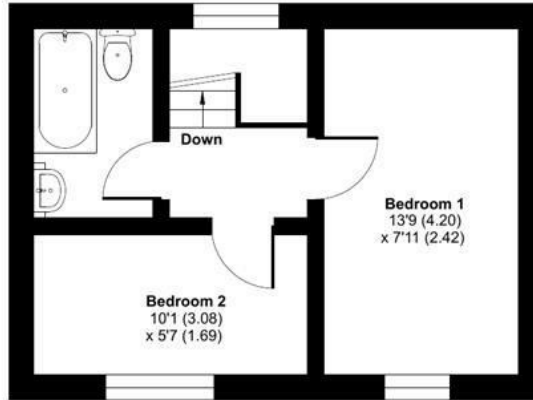
Total = 664 sq ft / 61.6 sq m

For identification only - Not to scale



Garage
16'5 (5.00)
x 8'6 (2.60)

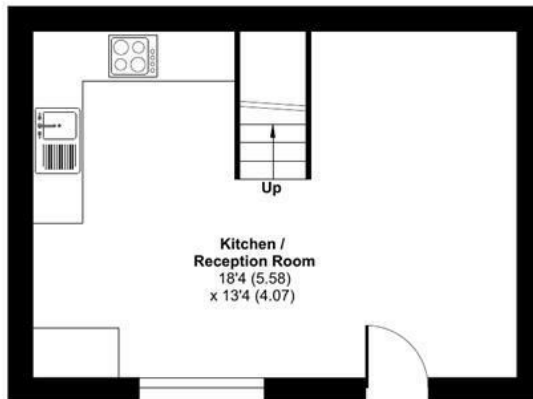
GARAGE



Bedroom 2
10'1 (3.08)
x 5'7 (1.69)

Bedroom 1
13'9 (4.20)
x 7'11 (2.42)

FIRST FLOOR



Kitchen /
Reception Room
18'4 (5.58)
x 13'4 (4.07)

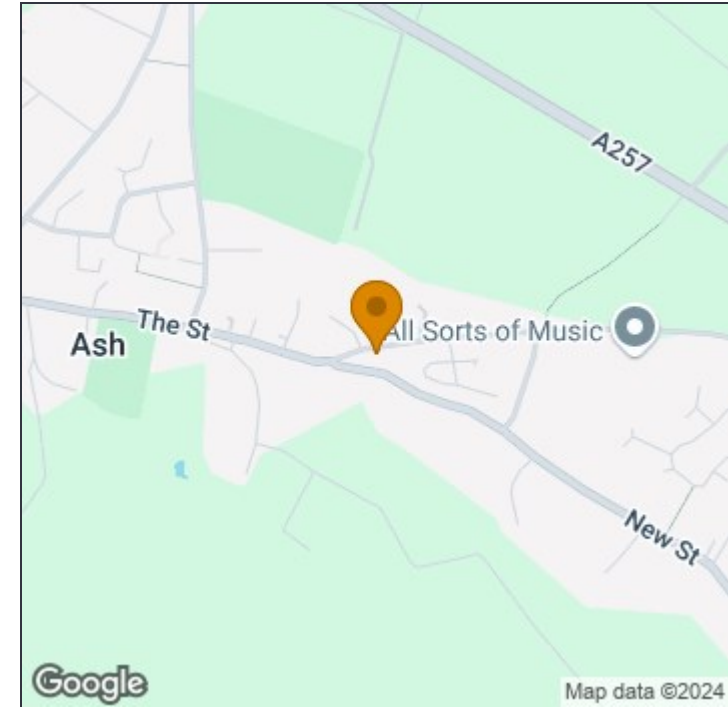
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1160020.



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