



Oakwood homes[®]
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Property brochure



FORGE LANE
MARSHSIDE
CANTERBURY
KENT
CT3 4EF

Price: £345,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax C



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The Property

Is your dream to own a house in the countryside? This is your opportunity! Welcome to this three bedroom semi-detached house nestled in Marshside, Canterbury. The property consists of a lounge/diner with garden room to the rear, a kitchen with utility and downstairs W.C. To the first floor are three well proportioned bedrooms and family bathroom. The rear garden is enclosed and there is an attached garage to the front with a driveway and on street parking, collectively providing space for three vehicles. Marshside is a wonderful rural setting, offering a multitude of county walks to enjoy and a popular local village pub. If you are seeking tranquillity and peace, this is the property for you! Call Oakwood homes today and secure your viewing.

Location

Marshside is known to be extremely peaceful, offering a variety of country walks and is a short stroll from the friendly Gate Inn, yet close to the Thanet Way for access to Canterbury, London and beyond. There are good primary schools including the Herne Primary which is rated by Ofsted as outstanding, and excellent grammar and first class private schools are in the vicinity.

Accommodation

GROUND FLOOR

Porch	
Entrance Hall	
Lounge/diner	23' (7.01m) x 10'5" (3.17m)
Garden Room	9' (2.74m) x 8'22" (3.00m)
Kitchen	9' (2.74m) x 8'5" (2.57m)
Utility	8'2" (2.49m) x 7'6" (2.29m)

FIRST FLOOR

Bedroom 1	12' (3.66m) x 10' (3.05m)
Bedroom 2	11'3" (3.43m) x 8' (2.44m)
Bedroom 3	7'8" (2.34m) x 8'3" (2.51m)
Bathroom	8' (2.44m) x 7' (2.13m)

OUTSIDE

Front garden. Brick paved driveway leading to attached garage, with areas of lawn.

Rear Garden - laid to lawn and patio areas.

Material Information: The property is not on mains gas and has an oil fired combination boiler.



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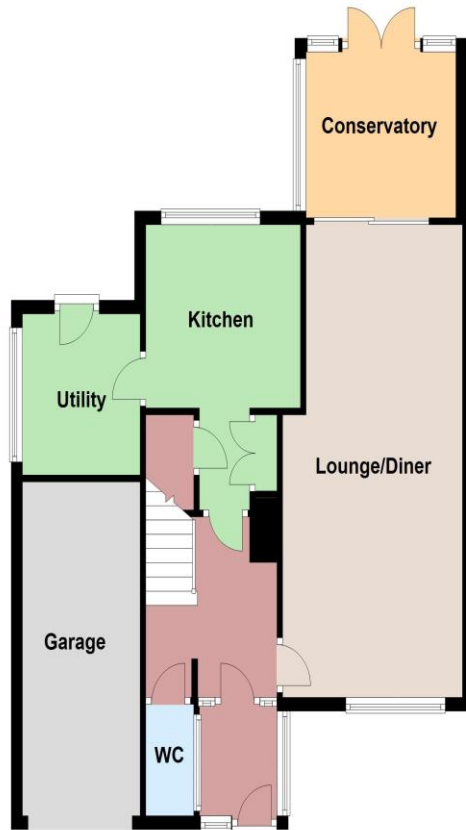
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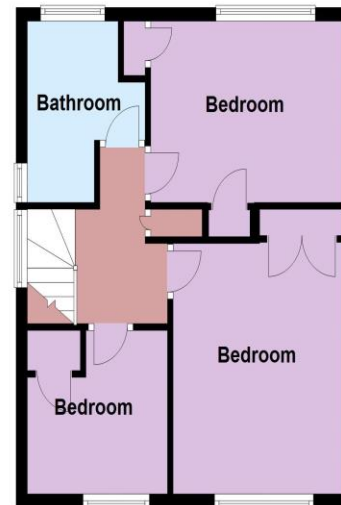


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Ground Floor



First Floor



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Key Features

- Idyllic countryside location in Marshside
- Great first home
- 3 bedrooms
- Downstairs W.C
- Utility room
- Lounge/diner in excess of 23' (7.01m)
- Sought after location
- Quiet no through road
- Attached garage
- Driveway

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0019803/20240221/AWDP



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