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**The Street, Ash, Canterbury, Kent, CT3 2AA**

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# The Street, Ash

Canterbury, Kent, CT3 2AA

**Guide Price £230,000**

**Freehold**

Located in the heart of Ash, Canterbury lies this superb chain free, mid terrace cottage. In need of refurbishment throughout, this excellent property is certainly not one to miss.

Upon entering the property, you will step into a spacious main reception room. Toward the rear of this level, you will find a kitchen, a convenient utility area a WC, a separate shower.

The first floor is comprised of the two well-proportioned bedrooms.

The second and final level is where you will find the loft room. Subject to planning bedroom, this space could be converted into a practical third bedroom.

The historic village of Ash, Canterbury, is renowned for being part of the 'Milner's Way Trail,' which spans over 27 miles (43 km) across East Kent's coalfield parishes. The village provides primary education at St Faith's Prep School, along with a doctor's surgery and several local shops. Ash is also home to a Grade I listed parish church and medieval buildings, including the historically significant 'Molland House.' Located less than 2 miles from the channel port town of Sandwich and within a 30-minute drive of Canterbury West station, offering high-speed links to London St Pancras, Ash combines convenience with a picturesque rural setting.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Reception Room  
Kitchen  
Utility  
WC/ Shower Room

**First Floor**

Bedroom 1  
Bedroom 2

**Second Floor**

Loft Room

**External**

Rear Garden

**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band B (District Council)

**Energy rating:** Current 57 | D. Potential 83 | B.

**Viewing by appointment only:** Finn's Sandwich  
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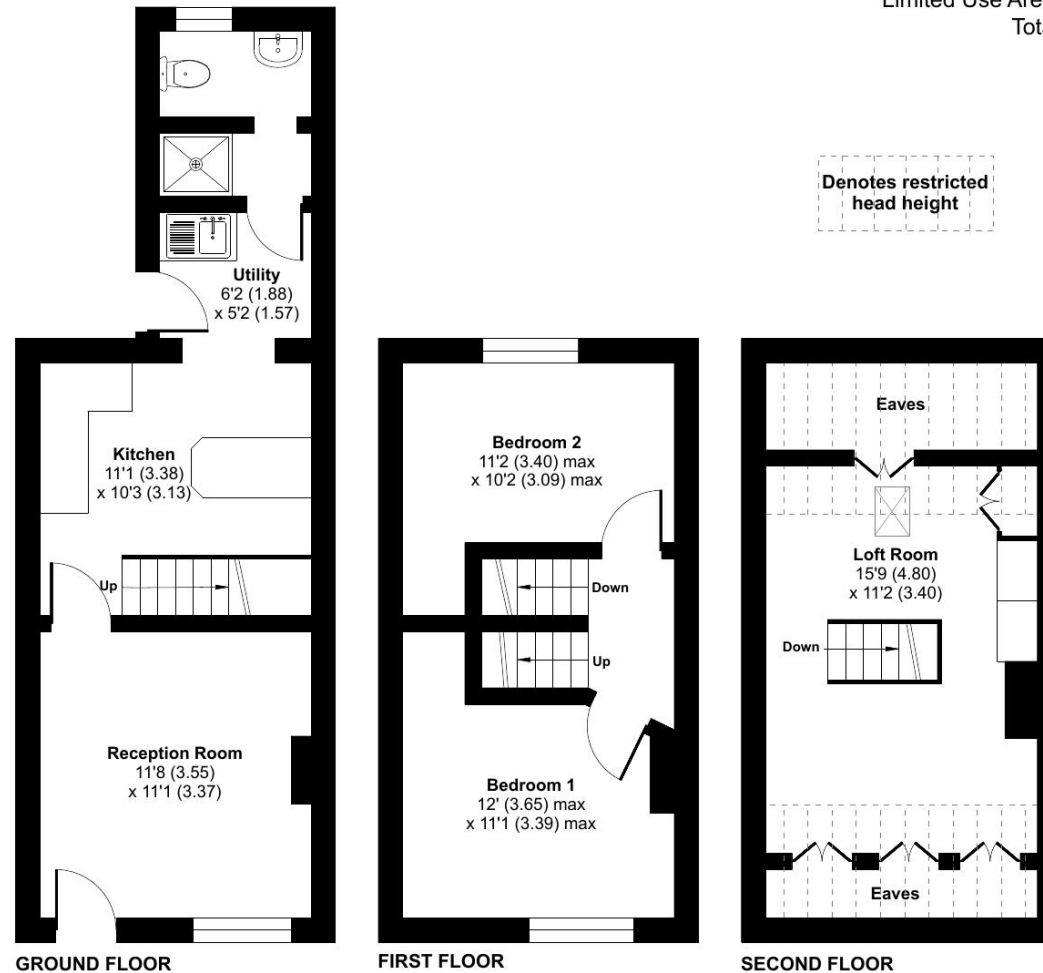


Approximate Area = 714 sq ft / 66.3 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Total = 833 sq ft / 77.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1178404

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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