

Cherry House
Lay Lane, Ash
Canterbury
CT3 2BQ

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 614471
e: sandwich@finns.co.uk
www.finns.co.uk



£1,875 Per Calendar Month




A detached family home located in a secluded cul de sac in the village of Ash. The property has flexible accommodation arranged over two floors and comprising living room, conservatory, kitchen/diner, utility room, cloakroom, five bedrooms, en-suite shower to the master bedroom, and family bathroom. There are mature gardens with driveway and double garage. Benefits also include double glazing and gas central heating.

A family pet may be considered

- Detached Family Home
- 5 Bedrooms
- 2 Bathroom
- Parking
- Council Tax Band F
- Deposit £2160.00
- EPC Band C
- Double Glazing
- Gas Central Heating
- Pet may be considered



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Viewing: By appointment through Finn's, Sandwich
Telephone: 01304 614471

Council Tax: F

Date: These particulars were prepared on: 29th October 2024

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 representatives 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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

