



**Connells**

Ince Road  
Sturry Canterbury



### Property Description

Tucked away within the desirable village of Sturry, we have this spacious and well presented Two Bedroom Semi-Detached Home, within a short walk of the Ofsted Outstanding rated Sturry Primary School, as well as local parks, shops and transport links back into Canterbury.

Internally the home comprises of a large lounge diner stretching the length of the property with french doors leading out to the garden, a fitted kitchen overlooking the garden and a separate utility room which could be utilised as a study or additional reception room. The upstairs has been reconfigured recently to now provide a substantial primary bedroom with a vast window space allowing plenty of light to flood in. This is in addition to the second double bedroom and recently fitted three piece bathroom. Externally the home benefits from a generous rear garden which also wraps around the side of the property and off street parking to the front for one car, in addition to plenty of residents parking spaces.

14' x 8' 10" ( 4.27m x 2.69m )

### Bathroom

6' 3" x 5' 8" ( 1.91m x 1.73m )

### Lounge

19' 4" x 10' 10" ( 5.89m x 3.30m )

### Kitchen

12' 2" x 7' 6" ( 3.71m x 2.29m )

### Utility Room

9' 11" x 9' 2" ( 3.02m x 2.79m )

### Bedroom One

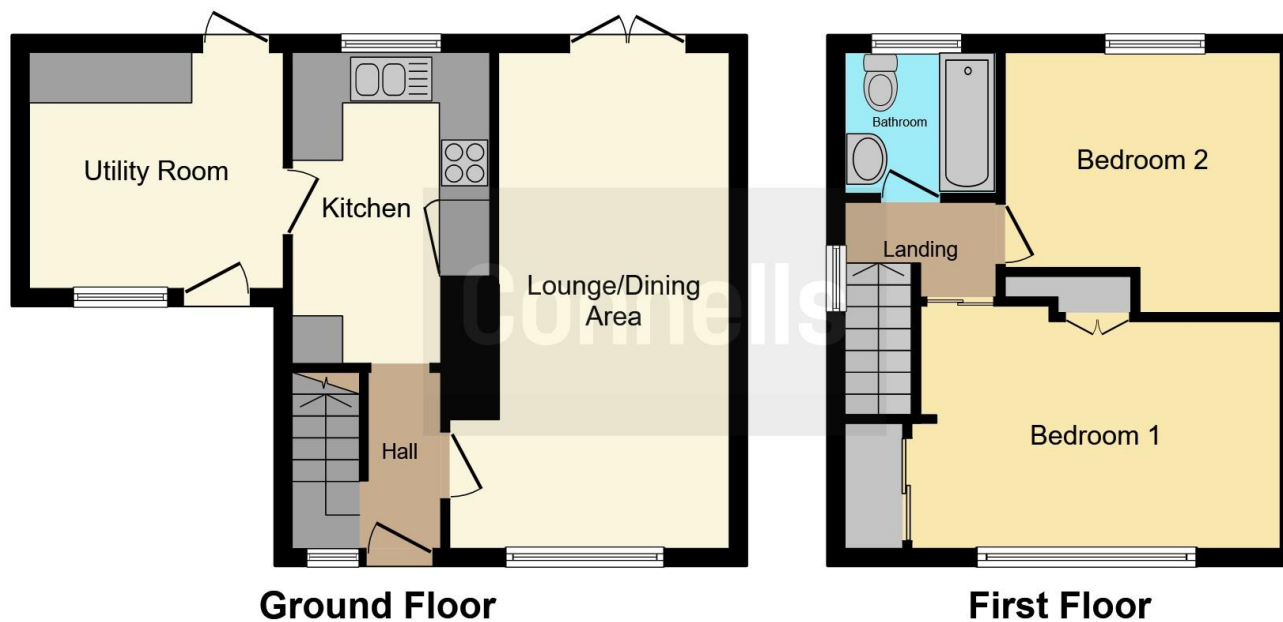
14' x 8' 11" ( 4.27m x 2.72m )

### Bedroom Two









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 CANTERBURY CT1 2UD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY405806](http://connells.co.uk/Property/CBY405806)**



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