



Not for marketing purposes INTERNAL USE ONLY

Ince Road  
Sturry CANTERBURY





### Property Description

Connells are delighted to bring to market this spacious 3 bed end of terrace property, located in the popular area of Sturry, Canterbury.

Located on Ince Road, this well-maintained property offers convenient access to local amenities, including bus routes, schools, shops, and transport links for commuters. The ground floor features a newly added porch, entrance hall, a spacious lounge, and a modern kitchen with plenty of appliances. Downstairs also features a rear lobby with a downstairs cloakroom/utility room. Upstairs, you'll find two well sized double bedrooms, a single bedroom, a large family bathroom, and a storage cupboard. The easily maintained garden includes a converted summerhouse/pub that also doubles up as workshop, a greenhouse, and double gates to provide off-road parking for one car.

Call Connells now to arrange your viewing!

### Cloakroom

11' 2" x 2' 7" ( 3.40m x 0.79m )

### Lounge

13' 5" x 11' 3" ( 4.09m x 3.43m )

### Kitchen

16' 5" x 11' 3" ( 5.00m x 3.43m )

### Bedroom One

10' 7" x 11' 6" ( 3.23m x 3.51m )

### Bedroom Two

11' 8" x 9' 2" ( 3.56m x 2.79m )

### Bedroom Three

10' x 8' 6" ( 3.05m x 2.59m )

### Bathroom

8' 7" x 5' 6" ( 2.62m x 1.68m )



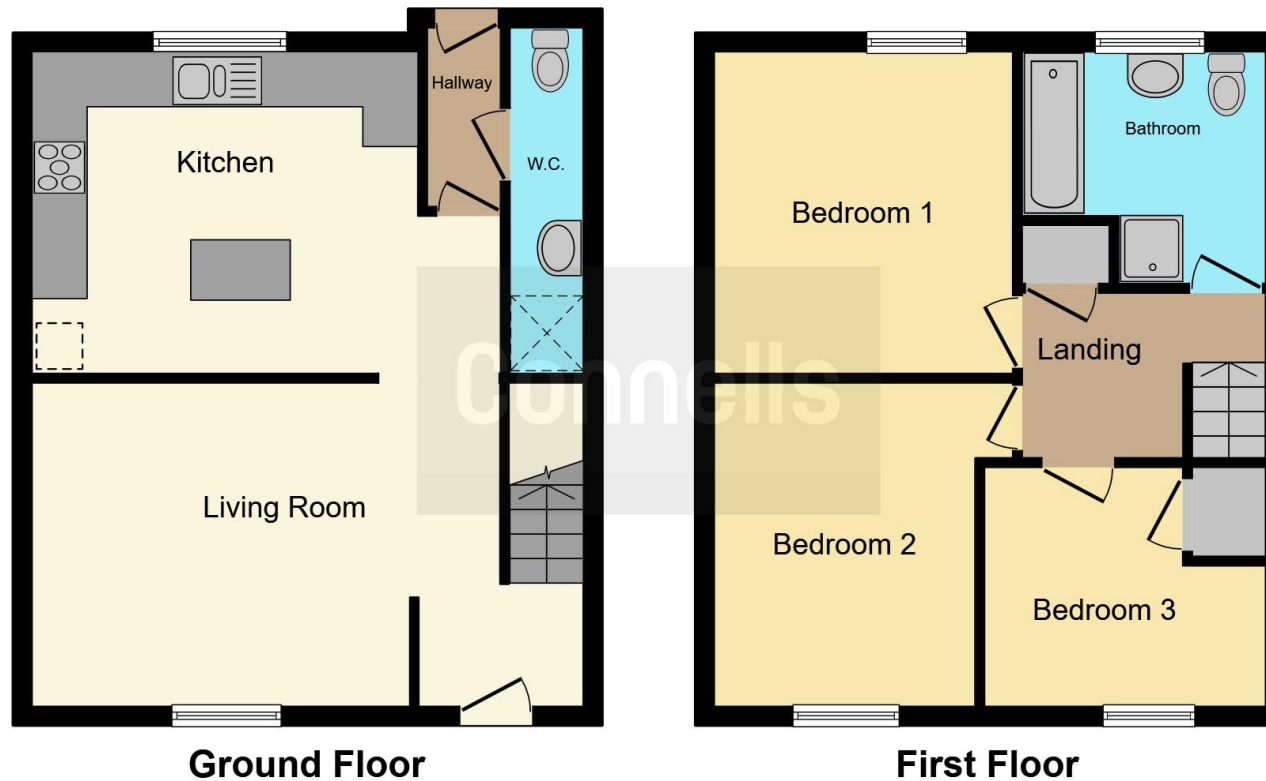












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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