



37a, Sandwich Road, Ash,  
Canterbury, CT3 2AF  
£329,000

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# 37a Sandwich Road, Ash, Canterbury

Modern three storey terraced town house, presented well with three double bedrooms and two bathrooms plus downstairs WC and two parking spaces to the rear.

## Situation

Located just a half mile from the centre of this picturesque and popular Kentish village with an array of useful local amenities including primary schools, pubs, supermarket, take-away, doctor's surgery and dispensing chemist. The nearby medieval Cinque Port of Sandwich provides additional facilities including main line railway station with high speed services to London, alternative primary school and excellent secondary school options. Canterbury City centre is easily accessible to the west, approx 10 miles distance. The nearby coastline boasts three championship golf courses and there are leisure centres in Sandwich and nearby Deal. There is an abundance of lovely walks to be enjoyed on lanes and footpaths from Ash.

## The Property

A well presented modern three storey terraced house built circa 2004 with external period styling. A short walk from the village centre the accommodation includes sitting room with doors to the rear garden, WC and kitchen/diner to the ground floor, two double bedrooms and two bath or shower rooms to the middle floor and then a large double bedroom to the top floor. There are two allocated off road parking spaces to the rear and on street parking to the front in addition. Gas central heating with boiler and radiators and double glazing throughout.

## Outside

With a small open plan garden in front of the house, the larger garden is to the rear with spacious enclosed paved patio right outside the sitting room windows and with steps leading up from here to the two allocated off-street parking spaces located immediately behind the garden, approached by car from Gardners Close.

## Services

All mains services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent CT16 3PJ.

## Tenure

Freehold

**Current Council Tax Band: C**

**EPC Rating: C**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Kitchen

13' 0" x 8' 7" (3.96m x 2.61m)

### Sitting/Dining Room

15' 6" max x 11' 2" max (4.72m x 3.40m)

### Cloakroom

6' 0" x 2' 11" (1.83m x 0.89m)

### First Floor

#### Bedroom One

10' 3" x 8' 10" (3.12m x 2.69m)

#### Ensuite

6' 4" x 5' 9" (1.93m x 1.75m)

#### Bedroom Two

9' 5" x 8' 10" (2.87m x 2.69m)

#### Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)

### Second Floor

#### Bedroom Three

13' 0" max x 11' 11" max (3.96m x 3.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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