



1 Orchard View
Ash, Canterbury, CT3 2BU
£380,000

colebrooksturrock.com





1 Orchard View

Orchard View, Ash, Canterbury

A well-presented and extended semi-detached bungalow in a cul-de-sac on the Sandwich edge of the village with stylish modern accommodation.

Situation

The semi-rural and sought-after village of Ash is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, bowling club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich and Canterbury offer high speed train services to London St Pancras, There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay.

The Property

A modern extended three bedroom semi-detached bungalow, well presented by the present owners. The property is well configured with a lovely extension to the rear facing kitchen which is now a well-fitted and contemporary kitchen/dining room with French doors out to the side garden. The entrance hall further leads to a cosy sitting room with a fireplace and inset multi-fuel burning stove, three bedrooms and a modern bathroom. Further benefits include gas central heating Upvc double glazed windows and doors.

Outside

To the front is an open plan lawned garden with block paved driveway for one car in front of the single garage. The garage is presently used for storage and has a personal door to the side garden. The side garden is laid out to paved patio adjacent to the bungalow, and then beyond that to lawn and is surrounded by timber fencing. Around the back of the bungalow, the garden area has been laid to wood chippings and is presently used as a play area.

Services

All mains services are understood to be connected to this 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**

Ground floor
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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Sitting Room
14' 10" x 10' 10" (4.52m x 3.30m)

Kitchen/Dining Room
16' 8" x 13' 2" (5.08m x 4.01m)

Bedroom One
13' 5" x 9' 5" (4.09m x 2.87m)

Bedroom Two
11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom Three
10' 1" x 7' 4" (3.07m x 2.23m)

Bathroom/WC
8' 1" x 4' 10" (2.46m x 1.47m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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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