



7 White Post Gardens
Ash, Canterbury, CT3 2AE
£425,000

colebrooksturrock.com





7 White Post Gardens

Ash, Canterbury

Beautifully modernised and extended detached bungalow with three bedrooms in cul-de-sac in the village.

Situation

Located in a cul-de-sac 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

Beautifully modernised and extended detached bungalow with three bedrooms in cul-de-sac in the village. Two reception areas include the comfy sitting room and the new spacious open plan kitchen/dining room which is double aspect and has wide glass double doors and windows to the rear patio and the garden beyond. The kitchen, bathroom and central heating system are all installed recently and the flooring and decorations likewise. Built-in wardrobes have been added to all three bedrooms. The property is very well presented and ready to move into. The vendors can offer vacant possession in late June this year.

Outside

To the front is an open plan area of lawn with a path up to the front door and a driveway to the left providing off-road parking for two cars. To the rear is a further area of lawned garden with a large paved patio just outside the double doors to the Kitchen dining room and then a shed to the opposite corner of the garden. Pedestrian access down either side with space for the wheelie bins etc.

Services

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

Local Authority

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

Tenure

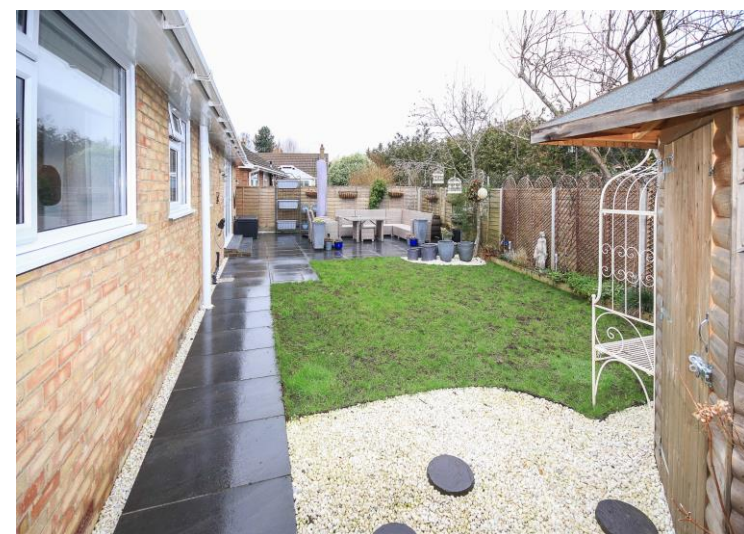
Freehold

Current Council Tax Band: D

EPC Rating: C

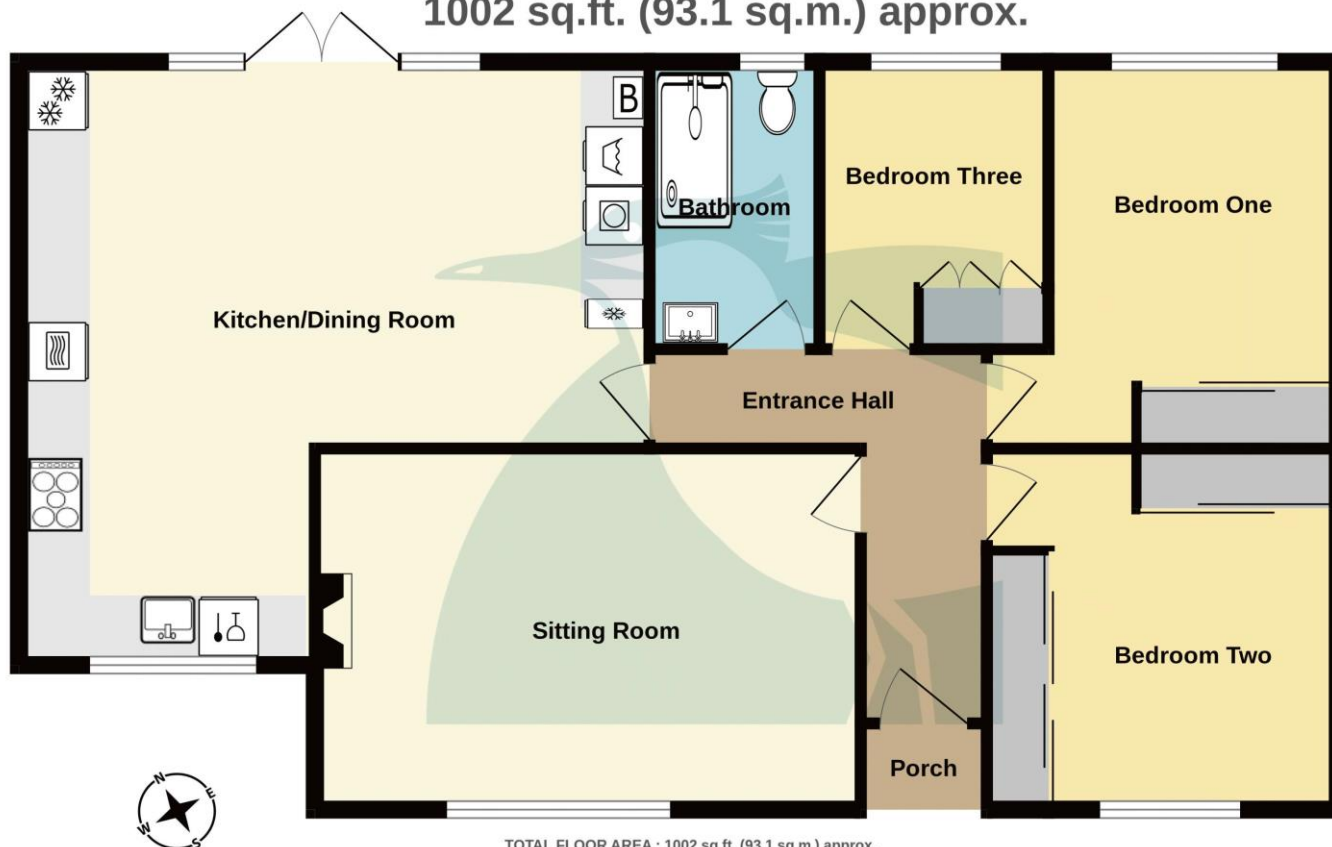
Agents Note

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
1002 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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

17' 1" x 11' 10" (5.20m x 3.60m)

Kitchen/Dining Room

L-shaped 20' 4" x 18' 10" max (6.19m x 5.74m)

Bedroom One

12' 9" x 9' 5" (3.88m x 2.87m)

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

Shower Room/WC

9' 5" x 5' 5" (2.87m x 1.65m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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