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4 Island Road, Sturry, Canterbury, CT2 0ED

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Guide Price £375,000 Freehold

A rare opportunity to purchase a detached, three bedroom cottage with off road parking situated in the centre of the popular village of Sturry.

- Three Bedroom Detached Cottage
- No Chain
- Good Sized Reception Rooms
- Off Road Parking
- Conservatory
- Pretty Rear Garden
- Potential For Modernisation & Extension – Subject To Planning
- Close To Sturry Railway Station & Village Amenities

The side door opens to the entrance porch with doors to the shower room and kitchen which is laid out with a good range of wall and base units, spaces for appliances and room for a breakfast table.

The large sitting room spans the entire front of the house and has a feature fireplace and ample room for a dining table. The dining room is set to the rear and could equally be used as a second sitting room as it is wonderfully bright thanks to the skylight. The delightful conservatory overlooks the pretty rear garden.



Upstairs the landing leads to the three bedrooms, all of which are good sized doubles.

The rear garden has been beautifully landscaped by the previous owners and is planted with a variety of established trees and shrubs and a central lawn. A level path leads around the garden to a summer house and a potting shed. There is off road parking for 1 car at the side of the house and further on street parking is available nearby.

The cottage is located in the popular village of Sturry which lies just over 3 miles outside of Canterbury. Unusually for a village, Sturry benefits from many local amenities right on the doorstep, including a Doctor's surgery, convenience stores, Post Office, and takeaway restaurants. Sturry primary school is less than 1 mile and there is a regular bus service between Canterbury & Thanet every 15 minutes. Sturry train station is just a 1 minute walk from the house and has regular links to London, Canterbury & Thanet.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

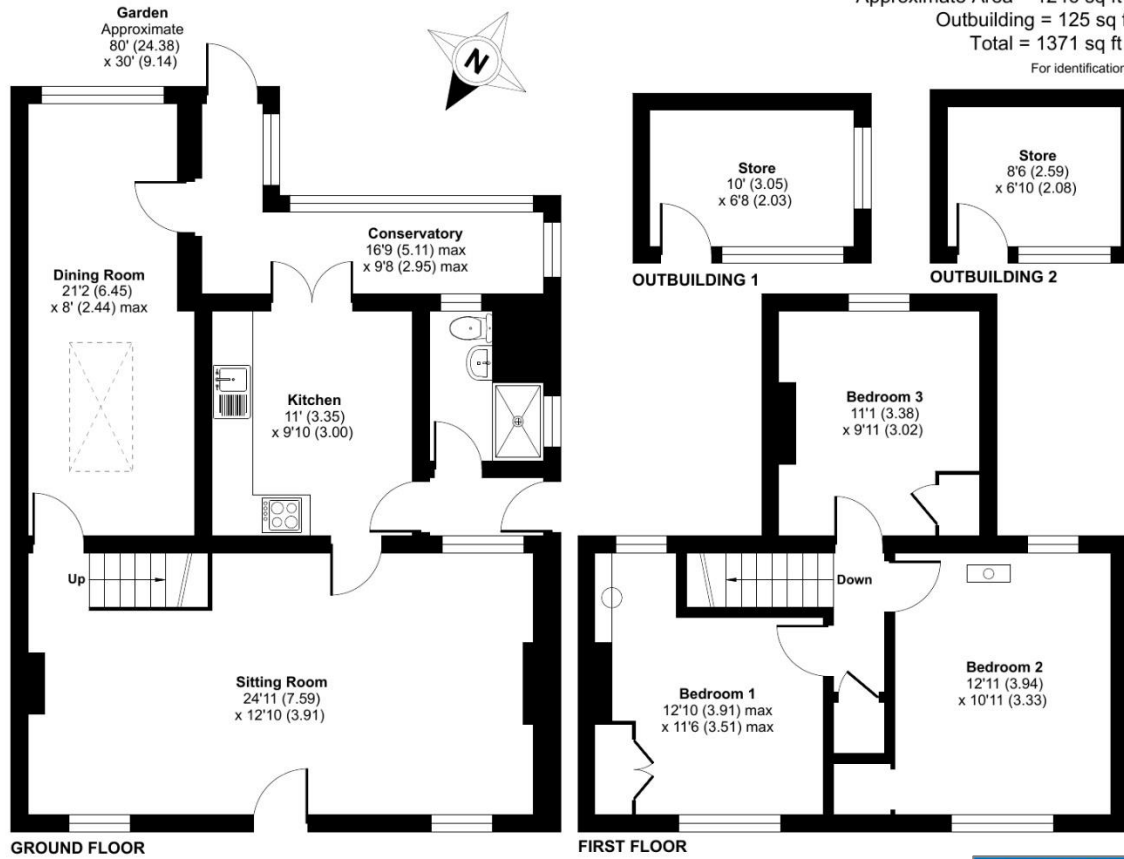
Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'D' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 28/9/23



Approximate Area = 1246 sq ft / 115.7 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1371 sq ft / 127.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2023.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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