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19 Fordwich Road, Sturry, Canterbury, Kent, CT2 0BQ

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**19 Fordwich Road, Sturry, Canterbury,
Kent, CT2 0BQ**

Guide Price £390,000 Freehold

A charming and deceptively spacious four bedroom terraced house situated on the edge of 'Britain's smallest town' which boasts many period features including fireplaces, stripped pine doors, beams and sash windows and is offered for sale with no forward chain.

- A Deceptively Spacious Four Bedroom Period Terraced House
- Period Features Throughout
- Large Rear Garden Measuring approximately 100' x 35'
- Three Reception Rooms
- Three Bathrooms
- Useful garage & cellar rooms
- Sought-After Village Location
- Close To Sturry Railway Station
- No Chain

Downstairs, the accommodation comprises an entrance hall leading to the two bay fronted reception rooms with the larger benefiting from a fireplace with wood burning stove. The main entrance hall is a fantastic, light filled space with doors leading to the downstairs bathroom and kitchen/breakfast room which is fitted with a range of wall and base units, quartz work surfaces, an electric double oven and gas hob.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the landing leads to the four bedrooms with bedrooms 1 & 2 being of a very generous size. Bedroom 1 benefits from an en-suite bathroom and built in storage. There is a further shower room comprising shower, w.c and wash hand basin.

Outside, there is free on street parking to the front. The rear garden is fence & hedge enclosed and measures approximately 100' x 35'. There is a garage to the side which would be ideal for a small car, motorcycle or would make excellent additional storage.

The property is situated on the edge of Britain's smallest town which has two well regarded pubs, the George & Dragon and the Michelin Starred Fordwich Arms restaurant. There is an ancient town hall and miles of lovely walks along the banks of the river Stour. The popular village of Sturry is very close by which 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 5 minute walk from the bungalow and has regular links to London, Canterbury & Thanet

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

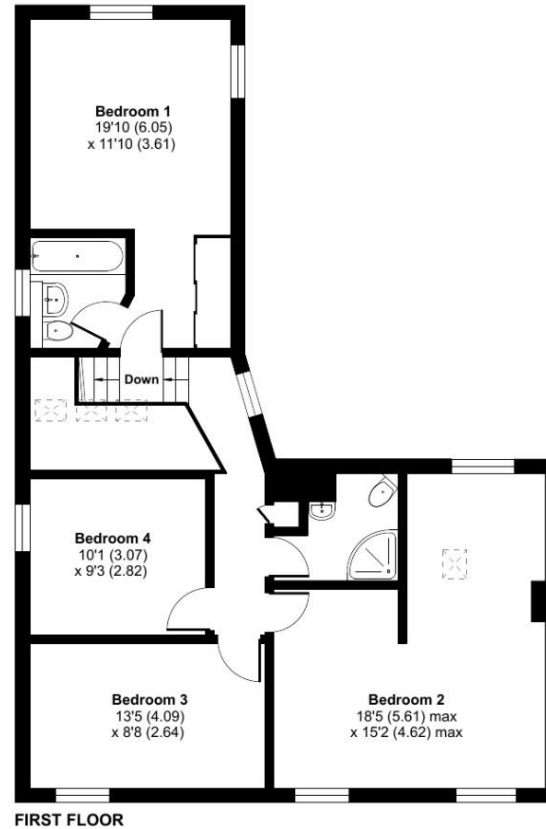
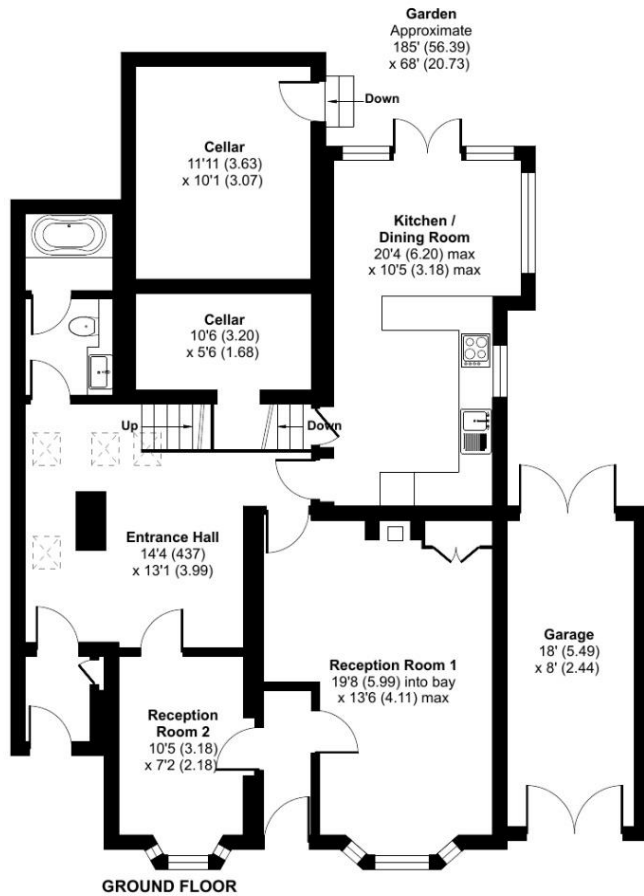
Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 22/4/24



Approximate Area = 1923 sq ft / 178.6 sq m (includes cellars)
 Garage = 135 sq ft / 12.5 sq m
 Total = 2058 sq ft / 191.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)		71
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1104759

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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