



FINN'S

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35 Fordwich Road, Fordwich, Canterbury, Kent, CT2 0BW

www.finns.co.uk

**35 Fordwich Road, Fordwich,
Canterbury, Kent, CT2 0BW**

Guide Price £550,000 Freehold

A rare opportunity to purchase a very well presented three bedroom detached bungalow with excellent road and rail connections on the edge of the sought after village of Fordwich.

- Three Bedroom Detached Bungalow
- Very Well Presented Throughout
- Recently Modernised
- Open Plan Kitchen/Dining Room
- Conservatory
- En-Suite Shower Room
- Large Double Garage
- Plenty Of Off Road Parking
- Sought-After Village Location
- Close To Sturry Railway Station
- No Chain

The front door opens to the spacious entrance hall which has two built in cupboards and double doors lead through to the sitting room. There is a fireplace with gas fire and large windows flood the space with natural light. An archway leads through to the open plan dining room & kitchen and patio doors lead to the conservatory which overlooks the rear garden. The kitchen has a good range of modern wall and base units and integrated appliances.



There are three bedrooms with bedroom 1 benefiting from an en-suite shower room and a modern family bathroom.

Outside, the bungalow is set back from the road and is approached by a gravel drive which leads to the detached double garage. The garden measures approximately 86' x 26' and is wall & fence enclosed and is mainly laid to lawn with established trees and shrubs and a paved seating area accessed from the conservatory.

The bungalow 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. 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

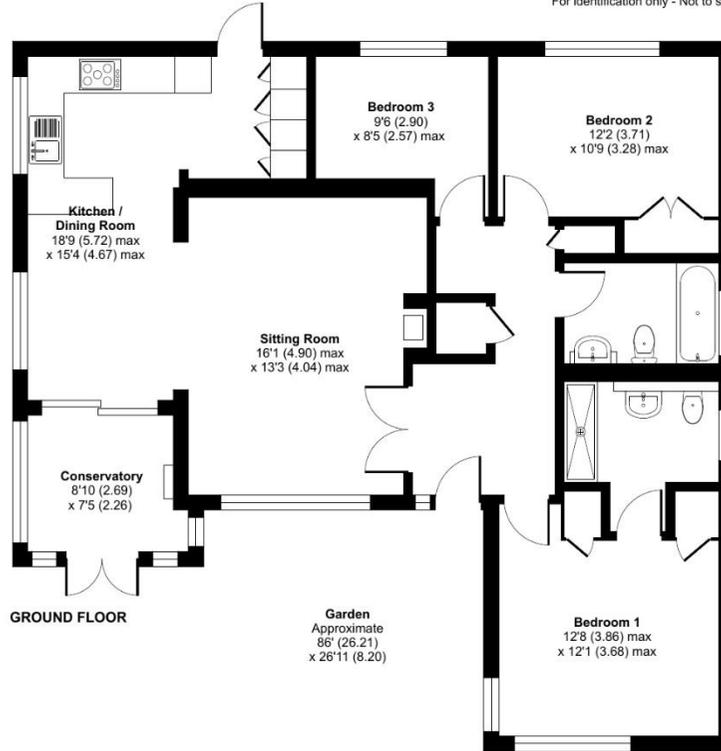
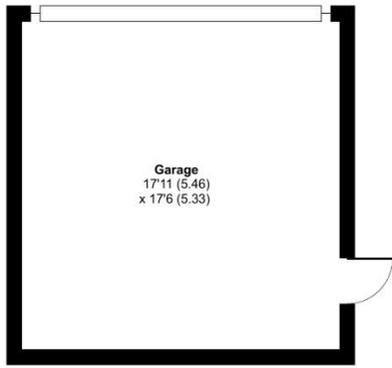
Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 14/3/24



Approximate Area = 1095 sq ft / 101.7 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 1409 sq ft / 130.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Finn's. REF: 1041925

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

