



REGAL  
— ESTATES —



58, Island Road, Sturry, Canterbury, CT2 0EE  
Offers In Excess Of £250,000

Are you looking for a home that is ready to move into but that you can really make your own? Would no forward chain and off road parking be appealing to you? Would a home within easy reach of a station with high speed links to London suit your needs?

Then look no more as this charming two bedroom end terrace house situated on Island Road could be what you have been waiting for!

Park your car on the drive which has space for two vehicles and turn the key in the lock of your new home.

The front door opens into your living room which is cosy and inviting with stairs that take you to the first floor where you will find two double bedrooms. The dining room is accessed via an opening from the living room, making this a sociable entertaining space when guests visit.

The fresh galley kitchen is bright and airy with plenty of storage and work top space. The rear lobby houses the boiler and washing machine with access to your modern shower room.

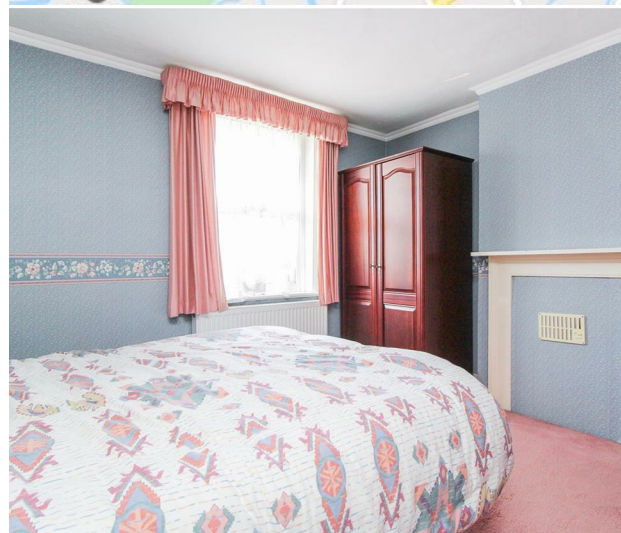
The lobby also contains your rear door which takes you out into the real piece de resistance of this property - the fantastic rear garden! With a greenhouse and shed for storage, the green grass of this area seems never ending and is in excess of 100ft! The garden is a true delight with plenty of room for guests to enjoy a summer barbecue with children playing hide and seek among the shrubs. Just wonderful!

As your home is end terrace, you also benefit from a spacious side access, meaning that you can ask visitors to use this rather than coming through your home - perfect if the weather is a little inclement!

This lovely property has no forward chain, double glazed windows throughout and plenty of scope to truly make your own, this house will not wait for you! There is a local Co-op a short walk away and buses that head in and out of Canterbury so you have the best of both worlds with plenty of woodland walks within easy reach too!

What more could you want?

Call us now!



**Living Room**

14'3 x 11'5 (4.34m x 3.48m)

**Dining Room**

11'5 x 10'5 (3.48m x 3.18m)

**Kitchen**

8'7 x 5'4 (2.62m x 1.63m)

**Rear Lobby**

**Shower Room**

6'8 x 5'6 (2.03m x 1.68m)

**First Floor**

**Bedroom 1**

11'5 x 10'9 (3.48m x 3.28m)

**Bedroom 2**

10'6 x 11'5 (3.20m x 3.48m)

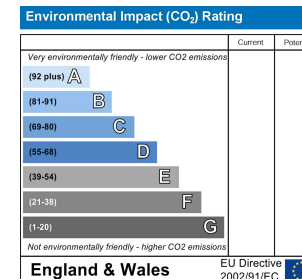
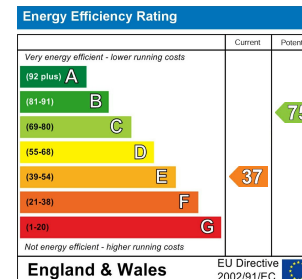
**External**

**Driveway**

**Rear Garden**



All floorplans are approximate measurements.  
Plan produced using PlanUp.



*Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.*

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