

KE



25 Sleigh Road, Sturry, Canterbury, CT2 0HR

Offers In Excess Of £285,000

- Two Bedroom Semi-Detached Bungalow
- Close To Bus Routes And Amenities
- Plenty Of Off Street Parking
- Rear Access With Hardstanding

25 Sleigh Road, Canterbury CT2 0HR

An internal viewing comes highly recommended to appreciate this two bedroomed semi detached bungalow standing on a good size front and back garden being well maintained and located in the village of Sturry within a short drive to Canterbury City Centre. Accommodation comprises of an entrance hallway, spacious living room/dining room , modern kitchen, two well proportioned bedrooms and the family bathroom. To the outside of the property is a front garden and block paved driveway offering plenty of off street parking and to the rear you will find an enclosed large tiered garden laid to lawn with a patio seating area with double gates to a hard standing. This property is a must view so call to arrange a viewing today.



Council Tax Band:



GROUND FLOOR

Porch

Kitchen

15'3 x 6'5

Sitting/Dining Room

16'11 x 12'5

Bedroom One

14'6 x 9'1

Bedroom Two

10' x 9'9

Bathroom

10' x 9'9

OUTSIDE

Rear Garden

COUNCIL TAX BAND C

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



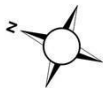
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

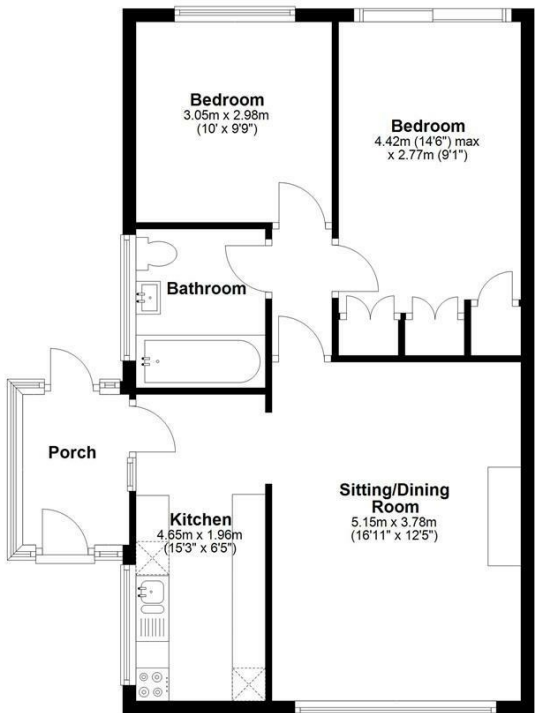
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 64.2 sq. metres (690.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 sq. feet)