

# KE



8 Fairview Gardens, Sturry, Canterbury, Kent, CT2 0EH

Offers In Excess Of £325,000

- Four Bed Detached Bungalow
- Vacant Possession
- Garage, Driveway
- In Need Of Modernisation

## 8 Fairview Gardens, Canterbury CT2 0EH

Nestled in Fairview Gardens of Sturry, Canterbury, this delightful four bedroom bungalow presents an excellent opportunity for those seeking a project to make their own. The bungalow features spacious reception rooms providing convenience for everyday living. While the property does require some work, it boasts significant potential for improvement, allowing you to tailor it to your personal taste and style. The chain-free status of this home simplifies the buying process, making it an attractive option for prospective buyers. Situated close to the historic city of Canterbury, residents will benefit from easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. The surrounding area is known for its picturesque landscapes and community spirit, making it a wonderful place to call home. This bungalow is not just a property; it is a canvas awaiting your vision. With the right touch, it can be transformed into a stunning residence in a sought-after location. If you are looking for a home with the potential to create something truly special, this bungalow in Fairview Gardens is not to be missed.



Council Tax Band: D



## **GROUND FLOOR**

### **Porch**

Double glazed front door to hallway.

### **Entrance Hall**

### **Sitting Room**

15'4" x 11'

Window to front, fireplace, radiator.

### **Kitchen**

12'2 x 11'2

A range of base and wall units with worktop over, 1 1/2 bowl sink and drainer, electric oven and hob, space for washing machine, Hoover mounted boiler, door to side, radiator.

### **Bedroom One**

11' x 12'

Window to front and side, radiator.

### **Bedroom Two**

12'2 x 8'11

Window to side, radiator.

### **Bedroom Three**

7'11 x 14'6

Double glazed window to rear.

### **Bedroom Four**

7'9 x 10'9

Double glazed window to side.

### **Shower Room**

Shower, low level WC, wash hand basin.

### **Conservatory**

12'2 x 7'5

Double glazed doors to garden.

## **OUTSIDE**

### **Garage**

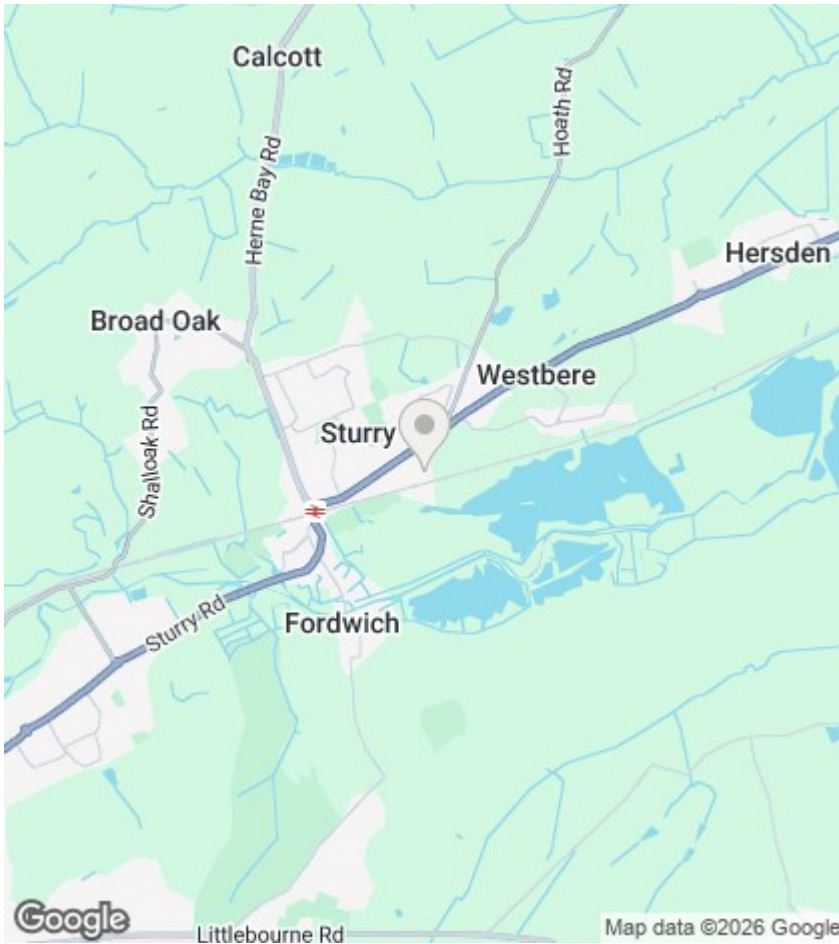
16'11 x 9'

### **Rear Garden**

Laid to lawn with fence boundary, two sheds.

## **COUNCIL TAX BAND D**

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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Main area: approx. 101.4 sq. metres (1091.8 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.4 sq. feet)



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