



Sandwich Road

Ash, Canterbury, CT3 2AF

Offers in Excess of £190,000

Freehold

Situated on Sandwich Road on the outskirts of Ash village, this attractive period mid terrace home (built around 1822) offers well-proportioned accommodation and a delightful south facing rear garden, all within comfortable walking distance of the village centre and its amenities. The property has been well maintained throughout and combines character features with practical living space, making it an appealing choice for first time buyers, downsizers or those seeking a charming village home with outdoor space.

- Attractive period mid terrace home.
- Original fireplaces and character features.
- Stable door feature in kitchen.
- Two bedrooms & family bathroom.
- Private south facing rear garden.
- walking distance of village amenities.

The ground floor accommodation begins with a welcoming living room featuring a character fireplace as a focal point, leading through to the kitchen at the rear which is fitted with a range of units and provides space for free standing appliances.

On the upper level, the main bedroom is positioned to the front and benefits from a feature fireplace and alcove storage, while the second bedroom enjoys views over the garden. These are served by a three piece family bathroom.

Externally, the property benefits from ample on street parking to the front. A right of way from the stable door, via an adjoining neighbouring garden leads to the private rear garden, which is fully fenced and predominantly laid to lawn.



Located within easy reach of Ash village centre, local shops, schools and transport links, this well presented period home offers a blend of village convenience, character and outdoor space in a popular and well connected location.

Ash is a popular and well established village offering a friendly community atmosphere and a good range of everyday amenities. The village benefits from a primary school, local shop, public house, village hall and recreational facilities, making it well suited to both families and those seeking a convenient village lifestyle.

The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor	
Living Room	12'0 x 12'1
Kitchen	10'2 x 12'0
First Floor	
Bedroom 1	10'6 x 12'1
Bedroom 2	7'4 x 7'9
Bathroom	
External	
Rear Garden	

Services: (Mains) Water, Gas, Electricity & Drainage.

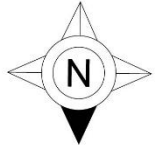
Council Tax: Band A (Dover District Council)

Energy Rating: Current 61 | D. Potential 72 | C.

Viewing by appointment only: Finn's Sandwich
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finns.co.uk

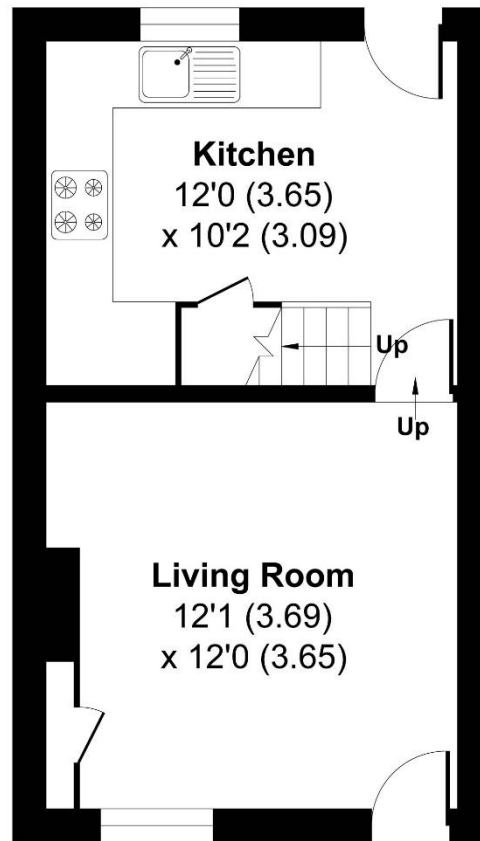




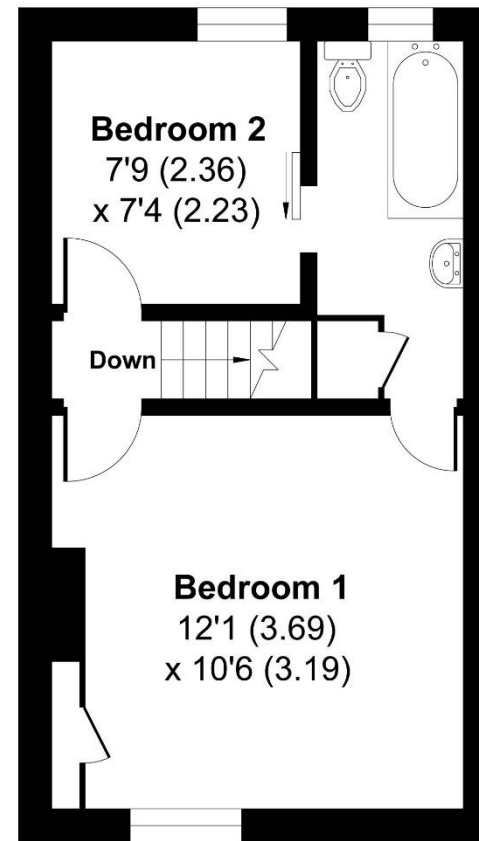
Sandwich Road, Ash

Approximate Gross Internal Area = 50.85 sq m / 547.34 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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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