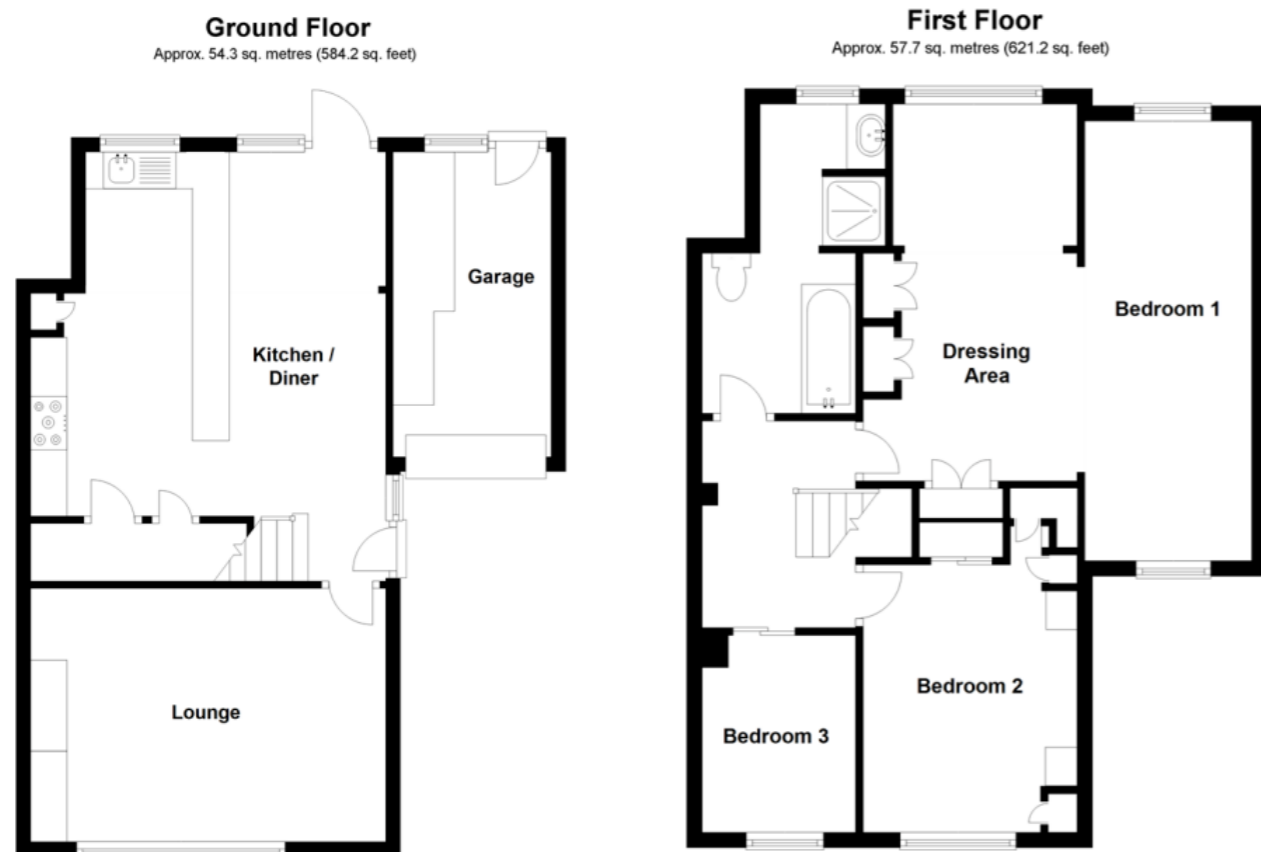




# Kimber Estates



19 Cedar Road, Sturry, Canterbury, Kent, CT2 0HZ

£325,000 Freehold

This three bedroom extended semi-detached family home is situated on a quiet road in the village of Sturry. The village is approximately three miles from Canterbury and benefits from a train station, various shops, a primary school and a regular bus service to Canterbury and beyond. The ground floor accommodation comprises a large kitchen/diner, a decent sized lounge whilst upstairs there are three bedrooms the master enjoying a big dressing room plus a family bathroom with shower and bath. Outside offer a pretty rear garden plus ample parking to the front and a garage. The property is in need of some cosmetic updating offering plenty of opportunity to put your own stamp on it. Being offered with NO ONWARD CHAIN.





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## Ground Floor

### Entrance

Front entrance door to:

### Kitchen/Diner

20' 6" x 13' 10" (6.25m x 4.22m) Range of fitted kitchen units with breakfast bar divide with inset gas hob, extractor fan and adjacent eye level double oven and grill. Sink unit with mixer taps, under unit fridge plus integral dishwasher, tiled flooring, double glazed window to rear, deep set under stair storage cupboard, space for large table and chairs plus double glazed door to rear leading to the garden, radiator.

### Lounge

13' 10" x 11' 5" (4.22m x 3.48m) Double glazed window to front, feature fireplace, television point, radiator.

## FIRST FLOOR

### First Floor Landing

### Bedroom One

7' 8" x 6' 0" (2.34m x 1.83m) to 19' 10" x 16' 9" (6.05m x 5.11m) Extended room above the garage offering plenty of storage with a range of fitted furniture and dressing area, double glazed window to rear plus double glazed window to front.

### Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m) Range of built in and fitted furniture, double glazed window to front, radiator.

### Bedroom Three

8' 5" x 6' 5" (2.57m x 1.96m) Double glazed window to front, radiator.

### Bathroom

Paneled bath, wash hand basin and low level WC with solid marble tiles, double glazed window to rear.

## OUTSIDE

### Rear Garden

Tiered rear garden, well stocked flowering borders, paved patio, access to front.

### Front Garden

Attractive front garden, extensive side driveway providing off road parking leading to garage.

### Garage

Up and over door to front, power and light, storage space, door to the garden.

## COUNCIL TAX BAND C

### NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		61
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	