



3 Minnis Green, Stelling Minnis, Canterbury, Kent, CT4 6AA

EPC Rating = D

Guide Price £325,000



A well presented three bedroom home situated in the heart of this most sought after village overlooking the village green. Accommodation comprises: entrance hall, living room, The impressive 'hub of the home' is the kitchen/dining room being ideal for any gathering, be it a weeknight family meal or a celebratory dinner with friends. To the first floor there is a landing, three bedrooms and stylish recently fitted shower room/WC - Outside: Lawn to front and attractive garden to rear, Allocated parking for two vehicles in the communal car park to the rear. New Oil boiler fitted October 2023. EPC RATING = D

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Tenure Freehold

Property Type Terraced House

Receptions 1

Bedrooms 3

Bathrooms 1

Parking At the rear

Heating Oil - New boiler Oct 2023

EPC Rating D

Council Tax Band B

Folkestone & Hythe District Council



Situation

The property is situated in the heart of the most sought after village Stelling Minnis, a wonderful location which is designated as an area of outstanding natural beauty with a large area of open "Minnis" or common land, and plenty of areas to enjoy walking, cycling and hacking. The ever popular Rose & Crown pub and the village store/post office is close by. There is a also popular primary school and a bus service which runs through the village. The historic Cathedral City of Canterbury is (Approx 8.5 miles). The Port town of Folkestone (Approx 13.3miles) and town of Ashford have a High Speed service to London. Channel Tunnel terminal is (Approx. 13.3 miles) The M20 connection to the motorway network is (Approx. 7.4 miles).

The accommodation comprises

Ground floor

Entrance hall

Living room

16' 8" x 10' 6" (5.08m x 3.20m)

Kitchen/Dining room

23' 0" x 8' 4" (7.01m x 2.54m)

First floor

Landing

Bedroom one

12' 6" x 10' 7" (3.81m x 3.23m)

Bedroom two

10' 8" x 10' 6" (3.25m x 3.20m)

Bedroom three

8' 8" x 8' 8" (2.64m x 2.64m)

Shower room/WC

Outside

Garden

Sun Terrace - Neatly laid lawn with well stocked border beds - Shed to remain - Pedestrian gate to parking area

Parking

Allocated parking to the rear of the property for two vehicles

Agents note

Communal cesspool for properties in the immediate vicinity. There is a charge of £522.09 per annum for sewage disposal



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Approximate Gross Internal Area (Including Low Ceiling) = 85 sq m / 913 sq ft

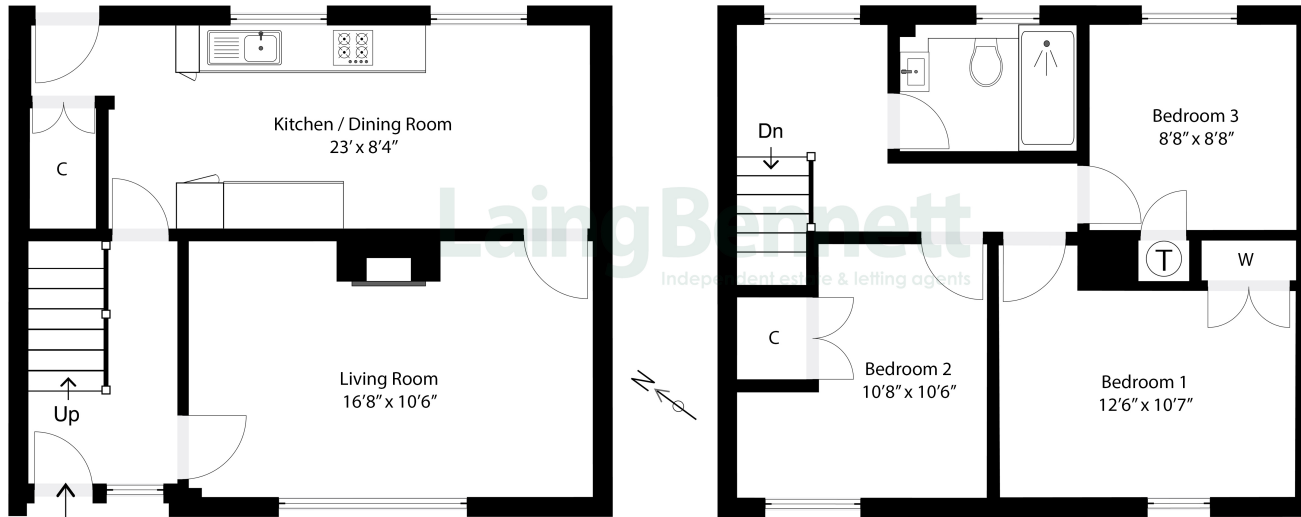
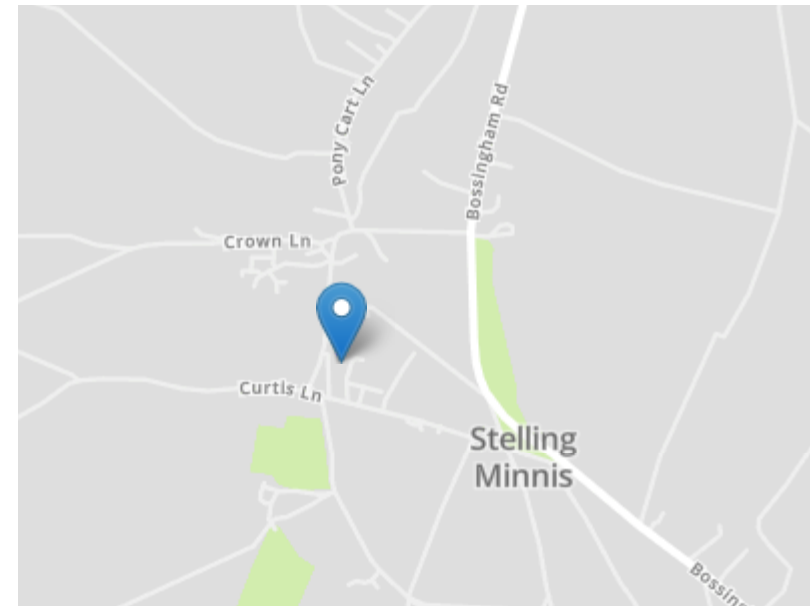


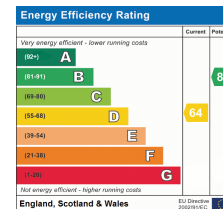
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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