



Kimber Estates



30 Hoades Wood Road, Sturry, Canterbury, Kent, CT2 0LZ

£320,000 Freehold

This three bedroom 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 open plan kitchen/diner which has been modernised to a high standard and a decent sized lounge offering plenty of light from the bay window. Upstairs there are three bedrooms two of which have fitted wardrobes plus a family bathroom again all been modernised to a high standard. Outside offers a pretty rear garden plus parking with a car port to the rear of the property.



Ground Floor

Entrance Hall

Double glazed front entrance door, stair case to first floor.

Living Room

11' 4" x 14' 8" (3.45m x 4.47m) Double glazed window to front.

Kitchen/Dining Room

10' 0" x 17' 11" (3.05m x 5.46m) Matching wall and base units, breakfast bar, sink and drainer unit, four gas burner hob with extractor canopy over, electric oven, integral dishwasher, integral washing machine, tiled flooring, radiator, two double glazed windows to rear, door to rear leading to the garden.

First Floor

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to rear, built in wardrobe, radiator.

Bedroom Two

8' 11" x 10' 6" (2.72m x 3.20m) Double glazed window to front, radiator.

Bedroom Three

8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to front.

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m) Panelled bath with shower over, low level WC, wash hand basin set in vanity unit, partially tiled walls, double glazed frosted window to rear.

Outside

Rear Garden

Mainly laid to lawn, decking area, mature trees and shrubs.

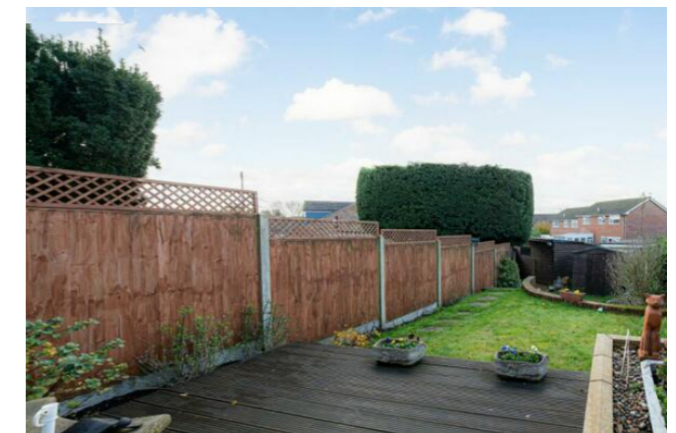
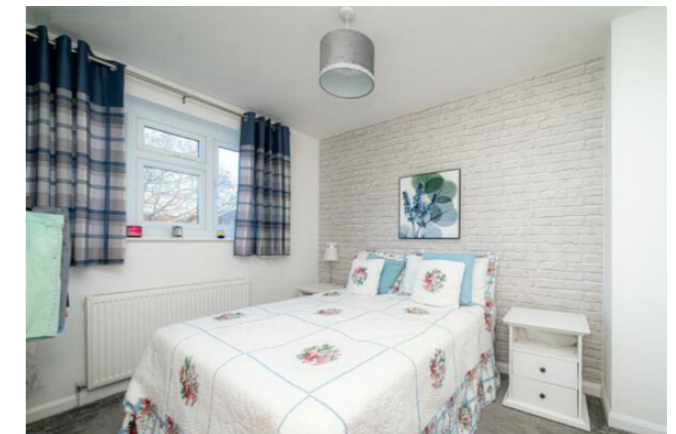
Front Garden

Open plan frontage, mainly laid to lawn.

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+)	A		89
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	