



Ground Floor
Approx Floor Area
211 SQ.FT. (19.6 SQ.M.)

First Floor
Approx Floor Area
193 SQ.FT. (17.9 SQ.M.)

Total Approx Floor Area 404 SQ.FT (37.5 SQ.M.)



7 The Coppice, Sturry, Canterbury, Kent, CT2 0JU

£210,000 Freehold

Nestled in a cul-de-sac in the village of Sturry, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Step into the lounge with newly fitted patio doors that open directly into the garden, and an adjacent kitchen on the ground floor. Upstairs, you'll find a spacious bedroom and a modern bathroom. The property boasts a lovely rear garden which is laid to lawn plus an allocated parking space and visitors parking. The home benefits from a combination boiler, new central heating, fitted carpets and replacement double glazed windows and patio doors. Located in the village of Sturry, this home benefits from a range of local amenities. Enjoy the convenience of nearby shops, a butcher and a farm shop, along with local schools. Sturry offers excellent transport links, with bus routes into the Cathedral City of Canterbury and a train station within walking distance. Canterbury West is just one stop away, providing high-speed links into London St Pancras. This house is ideal for those seeking a quiet village lifestyle with easy access to city amenities and fast transport links to London.

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Ground Floor

Lounge

12' 0" x 11' 0" (3.66m x 3.35m) Newly fitted patio doors leading to the rear garden, stair case to first floor, opening to:

Kitchen

11' 0" x 5' 1" (3.35m x 1.55m) Double glazed window to rear.

First Floor

Landing

Bedroom One

10' 4" x 8' 9" (3.15m x 2.67m) Double glazed window to rear.

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m) Double glazed window to rear.

Council Tax Band B

NB

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

