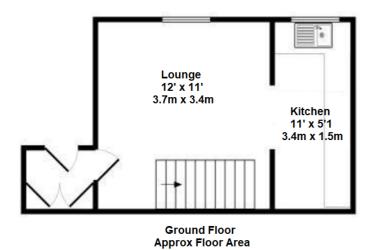
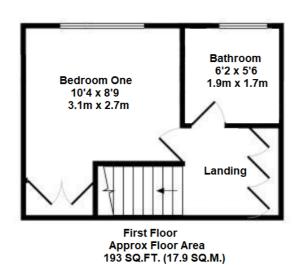
# Kimber Estates





211 SQ.FT. (19.6 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 a 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.

Kimber Estates 106 High Street Herne Bay Kent CT6 5LE





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 a 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  $\ ^{NB}$ convenience of nearby shops, a butcher and a farm At the time of advertising these are draft 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.

#### **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**

particulars awaiting approval of our sellers.













