

3 Church Lane Canterbury CT2 0BB

£270,000



- Mid terraced cottage
- Two double bedrooms
- Sitting room
- Kitchen/diner
- Enclosed garden
- Gas central heating



A mid terrace period cottage located off the high street in Sturry in a tranquil country lane which leads to junior king's school and St. Nicholas church. The village of Sturry is approximately 3 miles east of Canterbury and has good local facilities including primary school, local shops such as butchers, Chinese takeaway and supermarket. Sturry railway station is within a few hundred yards and is one stop away from Canterbury west station with its high speed train service to London St. Pancras international in under one hour. The property is currently let on an assured short hold tenancy details are available on request.

Hardwood front door with leaded light panel leading to

**Sitting Room 11' 11" x 13' 9" (3.63m x 4.19m)**

Double glazed window to front, ornate tiled open fireplace with timber surround with tiled hearth, built in cupboard with shelving, radiator, power points, telephone point, TV point

**Kitchen/Diner 10' 2" x 13' 8" (3.10m x 4.16m)**

Range of matching wall and base units with rolled edge working surfaces over with matching breakfast bar, built in 'Beko' electric oven, inset 4-ring halogen hob with stainless steel cooker hood over, radiator, inset stainless steel sink top with mixer taps and cupboards below, space and plumbing for washing machine, double glazed window over looking garden, ceramic tiled floor, recessed ceiling lighting, space for fridge/freezer, stairs leading to first floor, door leading to

**Inner Hallway**

With ceramic tiled floor, door leading to outside, door leading to

**Bathroom 5' 3" x 5' 11" (1.60m x 1.80m)**

White suite comprising of paneled bath with independent shower over and shower screen, pedestal wash hand basin, close couple wc, heated towel rail, extractor fan, ceramic tiled flooring, double glazed frosted window to side

**First Floor**

Landing with access to loft space

**Bedroom 1 11' 7" x 13' 9" (3.53m x 4.19m)**

Double glazed window to front with radiator below, built in storage cupboard with shelving, power points

**Bedroom 2 11' 3" x 11' 0" (3.43m x 3.35m)**

Double glazed window to rear with radiator below, built in storage cupboard housing wall hung 'Ideal' gas combination boiler supplying domestic hot water and central heating, power points

**Epc Rating**

Band D

**Council Tax Band**

We are advised by the vendor that the property is within council tax band C amount payable for the year 2022/23 is £1819.42

**Mains Services**

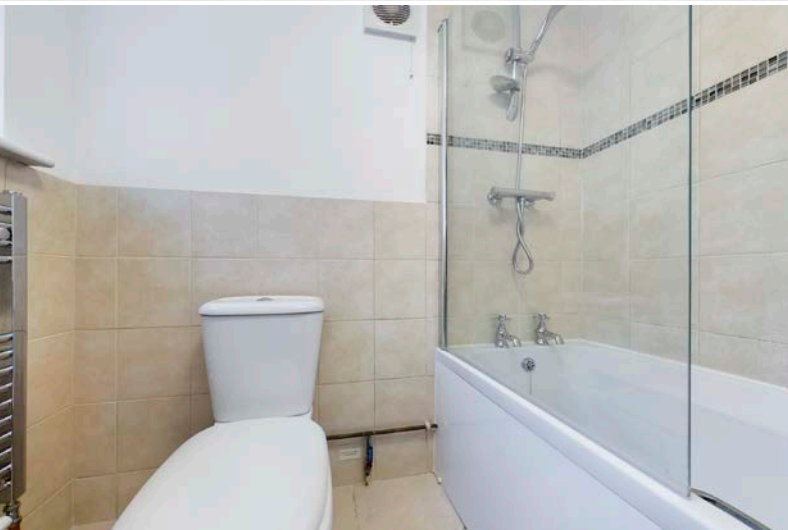
The following mains services are connected to the property electricity, gas and water, we are informed by the vendor that foul drainage is to the main sewer

**Tenure**

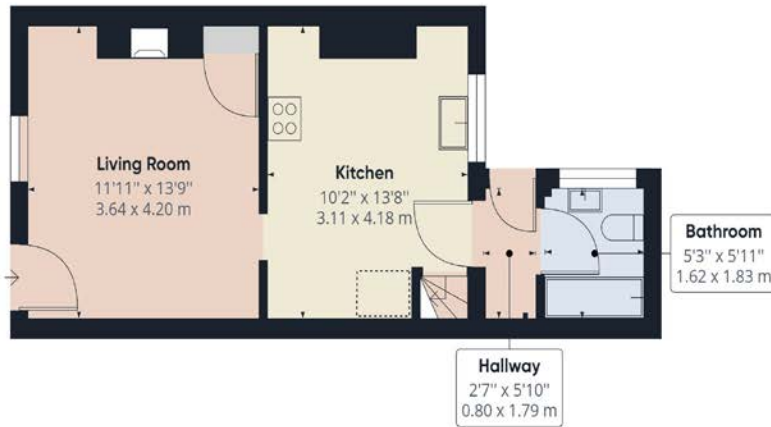
The property is let unfurnished on an assured short hold tenancy full details to be provided on request.

**Rear Garden**

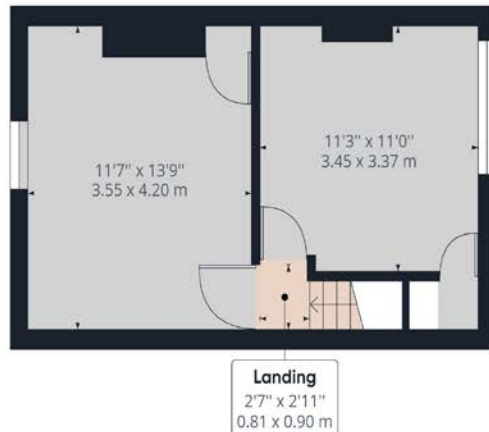
Mainly laid to lawn, pedestrian right of way



Agents Notes: Subject to an agreement on the offer price, the owners may consider including the furniture within the sale which would be perfect for buyers looking for a second home.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

637.86 ft<sup>2</sup>  
59.26 m<sup>2</sup>

Reduced headroom

7.60 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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