



Goodban Square, Ash, Canterbury

Guide Price £280,000 Freehold

2 bedroom semi-detached house for sale

Description

This Lovely Two Double Semi-Detached Period Cottage, is ideally located in a quiet area of the village of Ash in Kent. This property is located just a short stroll from the village centre and close to the historic church, within a peaceful and like minded community, there are several local shops in the village, this includes a Co-Op, a corner shop, a couple of hairdressers, a takeaway and 2 local pubs, there is also a great local farm shop, which has it's own Cafe serving food, the village has a large recreation ground and park and the number 43 bus goes through regularly to both Canterbury and Sandwich. There are so many countryside walks to be enjoyed locally, perfect for dog walking or just regular exercise. As soon as you arrive outside the property, you are sure to be impressed, the cottage has plenty of kerb appeal and a pretty front garden, with a picket fence and a great range of plants, there is a paved area for the bins too. The property is accessed via a new double glazed front door and you go into a good sized lounge/Kitchen, this room is full of sunlight with two double glazed windows, there is a log burner ideal for a cosy night in and a fully integrated kitchen with grey bespoke fitted units, there is also a great range of storage and two large shelving areas, the whole property is absolutely immaculate. The top two floors have two double bedrooms, the master bedroom has fitted wardrobes, a study area and a great view over the village from the window and the second bedroom has a fitted cupboard too, there is also a luxury four piece family bathroom, with a double ended bath a separate double shower cubicle. Outside there is a



landscaped low maintenance gravelled garden, perfect for sitting out in the warm Kentish Sun. VIEWING ADVISED

Council Tax Band: A

Tenure: Freehold

Garden details: Enclosed Garden, Private Garden

Tenure

Freehold

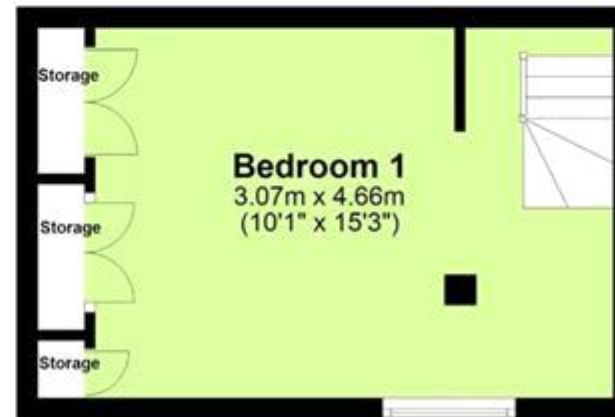
First Floor



Ground Floor



Second Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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