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9 Cedar Road, Sturry, Canterbury, CT2 0HZ

Offers In Excess Of £350,000

- Chain Free Sale
- Sturry Railway Station Runs High Speed Trains To London St Pancras
- Studio In The Rear Garden With Double Bedroom, Lounge/Kitchen And Shower Room
- Close To Sturry Primary School
- Gorgeous Kitchen Diner
- EPC ratings to follow

9 Cedar Road, Canterbury CT2 0HZ

This immaculate three-bedroom semi-detached house presents an exceptional opportunity for those seeking a delightful family home. The property boasts a beautifully fitted kitchen, perfect for culinary enthusiasts, and a convenient downstairs cloakroom, enhancing the practicality of everyday living.

The spacious interior is complemented by a well-maintained rear garden, which features a smart studio. This versatile space includes a double bedroom, a lounge area, a kitchenette, and a modern shower room, making it ideal for guests, teenagers a home office, holiday let or even a creative retreat.

The property also benefits from a large driveway, providing ample parking for multiple vehicles, a rare find in this desirable area. Located just five miles from the historic Cathedral City of Canterbury, residents can enjoy the perfect blend of village tranquillity and easy access to the vibrant amenities, shops, and cultural attractions that the city has to offer.

This chain-free sale presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a growing family or looking for a spacious home with additional living options, this property on Cedar Road is sure to impress. Do not miss the chance to make this lovely house your new home.



Council Tax Band:



Ground Floor

Entrance Hall

Cloakroom

Kitchen-Diner

Sitting Room

First Floor

Bedroom Oone

Bedroom Two

Bedroom Three

Outside

Rear Garden

Front Garden

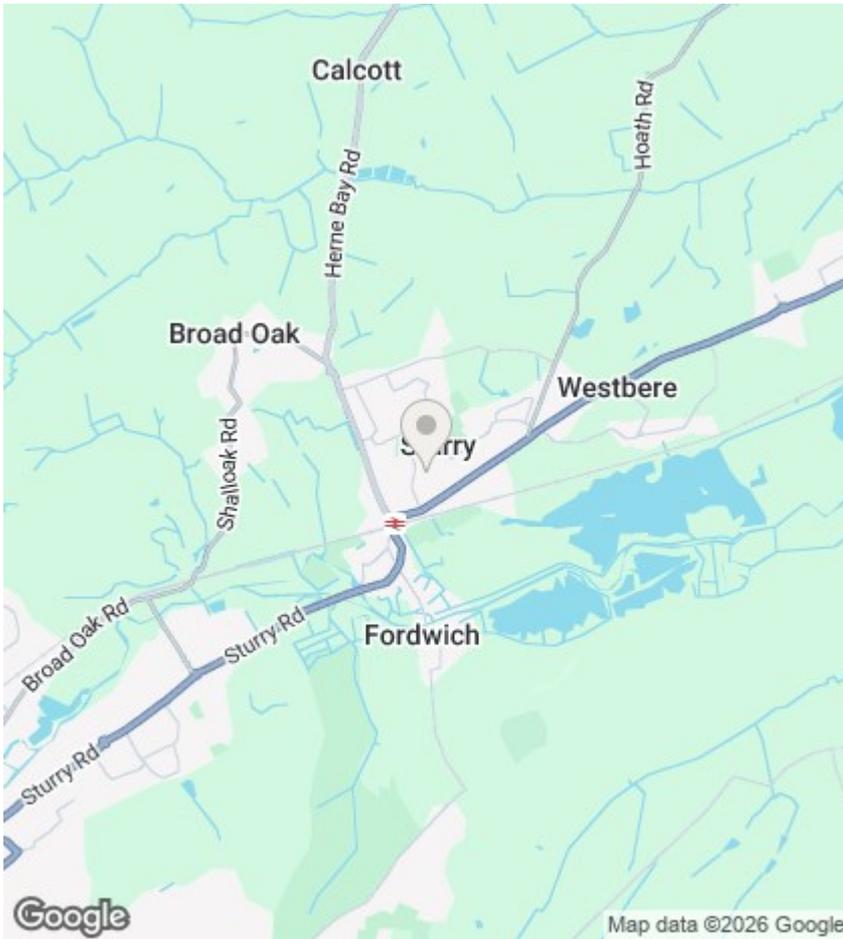
Ouside Studio

Lounge/Kitchenette

Shower Room

Bedroom

COUNCIL TAX BAND C

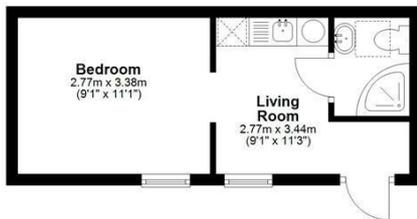


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Main area: approx. 42.0 sq. metres (452.3 sq. feet)
Plus studio, approx. 19.2 sq. metres (206.3 sq. feet)

First Floor
Approx. 37.5 sq. metres (403.3 sq. feet)



Main area: Approx. 79.5 sq. metres (855.6 sq. feet)
Plus studio, approx. 19.2 sq. metres (206.3 sq. feet)

