

5 The Street
Canterbury
CT3 1RS

£287,000 Freehold



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Guide Price £287,000

A very well presented three bedroom period cottage situated in the centre of the sought-after village of Wickhambreaux.

The front door opens to the sitting room which benefits from an open fire and a door leads through to the shaker style kitchen which is fitted with a good range of wall and base units and solid wood worktops and a door leads to the rear garden. The bathroom comprises a white suite with bath & shower over, wash hand basin, w.c and heated towel rail.

Upstairs, the master bedroom can be found to the front and bedroom three is to the rear overlooking the pretty garden. From here, stairs lead up to the second floor to bedroom two.

Wickhambreaux is an idyllic village just 5 miles from the Cathedral City of Canterbury and has a popular Public House – The Rose, an OFSTED 'Outstanding' rated primary school, a beautiful 13th Century church along with miles of walks through open countryside right on the doorstep. The village is a friendly, welcoming place with a real sense of community.



GROUND FLOOR

Living Room
11'11" (3.42)
x 11'11" (3.42)

Kitchen
11'11" (3.42) max
x 9'11" (3.07)

Dining Room
11'11" (3.42) max
x 9'11" (3.07)

Garden
Approximate
18'0" (5.49)
x 11'1" (3.37)

FIRST FLOOR

Master Bedroom
11'11" (3.42)
x 11'10" (3.38)

Bedroom 3
10' (3.05)
x 8'11" (2.71)

Loft

Bedroom 2
12'10" (3.96)
x 11'10" (3.45) max

Staircase
Up
Down

North Arrow

Denotes restricted head height

Approximate Area = 651 sq ft / 60.4 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 718 sq ft / 66.6 sq m
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		60	86
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC

