

6 Lion Walk The Street
Ash
Canterbury
CT3 2AW

£1,850 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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- 4 Bedroom Detached House
- Double Glazing
- Deposit £2130
- Garage & Parking
- Available mid July

- Gas Central Heating
- EPC Band C
- Mature Gardens and Summerhouse
- Council Tax Band E

Presented to a high standard and available unfurnished, a detached property located in the village of Ash. The accommodation comprises entrance hall, cloakroom, two reception rooms, study, kitchen and utility on the ground floor. To the first floor are four bedrooms, en-suite shower room to the master bedroom, and family bathroom. The property has gas central heating, double glazing, mature gardens with summerhouse, garage and parking.

ENTRANCE HALL

Double glazed door to front. Understairs cupboard. Radiator.

CLOAKROOM

Low level toilet and wash hand basin. Radiator. Wood effect flooring

KITCHEN

13'9 x 10'4

Double glazed window to rear. Range of wall, drawer and base units in cream colour with wood work surface. Breakfast bar. Built in dish washer, fridge and freezer. Dual fuel Range cooker. Door to utility room. Radiator. Wood effect flooring.

UTILITY ROOM

Wall and base units, sink and drainer. Space for washing machine and tumble dryer. Gas fired boiler. Door to exterior. Continuation of wood effect flooring

LIVING ROOM

11'3 x 11'

Double glazed window to front. Radiator. Carpet. Built in TV unit with shelving.

DINING ROOM

14'8 x 10'1

Double glazed doors to rear. Wood effect flooring. Radiator. Built in cupboards to chimney recesses. Log effect electric fire

STUDY

10'1 x 7'3

Double glazed dual aspect windows. Radiator. Carpet

FIRST FLOOR LANDING

Double glazed window. Radiator. Airing cupboard with shelving and radiator.

BATHROOM

6'5 x 6'4

Double glazed window. White suite comprising low level toilet, pedestal wash hand basin and bath with shower over. Tile flooring. Radiator

BEDROOM ONE

10'6 x 10'6

Double glazed window to rear. Carpet. Radiator. Built in wardrobe, shelving and dressing table

BEDROOM TWO

11'5 x 10'5

Double glazed window to rear. Radiator. Carpet. Built in wardrobes with mirror sliding door. Door to:

EN SUITE SHOWER ROOM

Double glazed window. Fully tiled. Low level toilet and wash hand basin. Large shower cubicle. Radiator

Rent - £1,850 Per Month

Tenancy Deposit - £2,130. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - DDC

Council Tax Band E

Viewing: By appointment through Finn's,
Sandwich - tel: 01304 614471

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on:

