



97 Fairview Gardens, Sturry  
£325,000





# 97 Fairview Gardens

Sturry, Canterbury

Miles & Barr are delighted to be offering this lovely two bedroom bungalow located in the village of Sturry and within a stones throw to the local bus stops and the Sturry train station. The property is well presented throughout and boasts a stunning modern bathroom and kitchen, whilst a block paved driveway has been added to the front. Upon entering you will find a spacious entrance hallway, large living room to the front with fireplace, then there are two well proportioned bedrooms, the master with fitted wardrobes, and the shower room. Finally from the kitchen is a conservatory with doors to the garden, providing both additional reception space and a gentle transition from inside to out. To the outside of the property the front garden is block paved and provides off road parking for three cars. The rear garden has been landscaped with secure fencing to all sides and provides a secluded sun trap throughout the day. \nProperty Overview -

- Close To Local Amenities
- Viewing Recommended
- Driveway Parking
- Two Bedroom Semi Detached Bungalow
- Well Presented Throughout
- Sunny And Secluded Rear Garden
- Council Tax Band: C
- Inbuilt Wardrobes To Master Bedroom
- Close To Train Station And Bus Stops







### Entrance

### Lounge

Dimensions: 3.45m x 5.26m (11'4" x 17'3").

### Kitchen

Dimensions: 2.82m x 3.61m (9'3" x 11'10").

### Conservatory

Dimensions: 1.68m x 6.10m (5'6" x 20').

### Bedroom One

Dimensions: 4.70m x 3.45m (15'5" x 11'4").

### Bedroom Two

Dimensions: 2.82m x 3.02m (9'3" x 9'11").

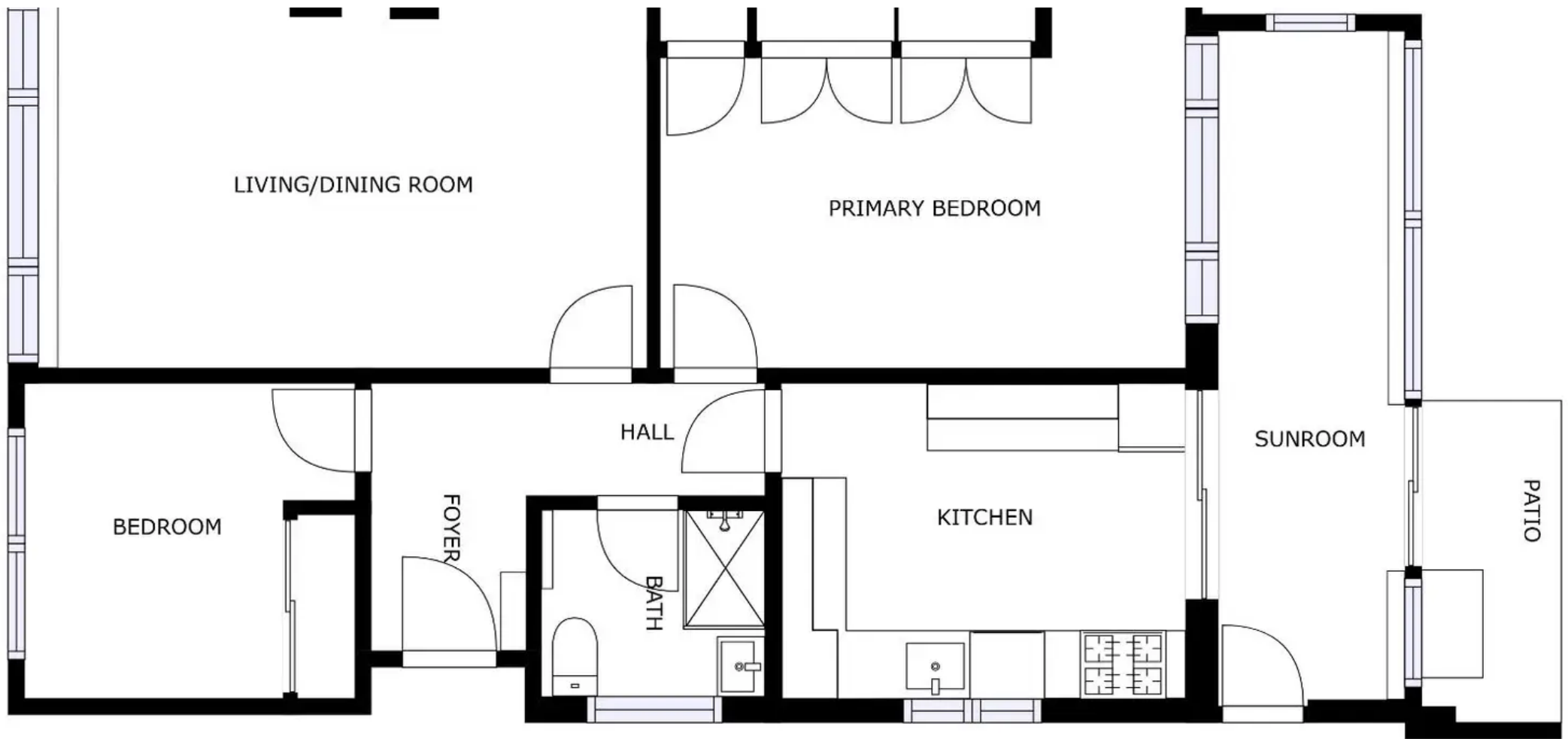
### Bathroom

Dimensions: 1.98m x 1.65m (6'6" x 5'5").

### Rear Garden

### Off Street Parking





## Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

[canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)