



1 Lower Road Stone Stile Road, Shottenden
£395,000



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Shottenden, Canterbury

Miles & Barr are delighted to be offering this three bedroom end of terrace cottage located in the semi-rural village of Shottenden and within driving distance to Canterbury city centre. The ground floor accommodation comprises of the lounge with a brick surround log burner, open planned dining area and kitchen. To the first floor are two double bedrooms and the family bathroom, following to the second floor with the master bedroom and En Suite. The property is beautifully presented throughout and would make the perfect family home. To the front of the property is a lawned garden whilst to the rear is a lovely garden which is mainly laid to lawn with a patio area. Please call Miles and Barr as the Sole Agent to arrange all viewings...draft details, this brochure is yet to be signed off by the vendor. Council Tax band: D

Tenure: Freehold

- Viewing Recommended
- Popular Village Location
- Open Plan Lounge/Dining Area
- Over Three Floors
- Three Double Bedrooms
- Well Presented Throughout
- Rural Location





Entrance

Ground Floor

Lounge

Dimensions: 5.03m x 3.76m (16'6" x 12'4").

Dining Area

Dimensions: 3.12m x 2.77m (10'3" x 9'1").

Kitchen

Dimensions: 3.10m x 2.16m (10'2" x 7'1").

First Floor

Bedroom Two

Dimensions: 3.76m x 3.61m (12'4" x 11'10").

Bedroom Three

Dimensions: 3.12m x 3.00m (10'3" x 9'10").

Bathroom

Dimensions: 2.13m x 1.93m (7'0" x 6'4").

Second Floor

Bedroom One

Dimensions: 4.06m x 2.87m (13'4" x 9'5").

En Suite

External

Rear Garden

Garden Room

Dimensions: 2.92m x 2.49m (9'7" x 8'2").





Miles and Barr

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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