



Canterbury City

Guide Price: £335.000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

39 Ivy Lane
Canterbury
CT1 1TU

Description

Ivy Lane, is a pretty two bedroomed late Victorian terraced character cottage, which has been beautifully and sympathetically refurbished to a high standard and finish, whilst retaining many original features such as feature fireplace, picture rails, and stripped flooring.

Construction is red brick, with string course, attractive bay, and sash windows, hardwood entry door, under tiled roof.

Features

- **Sitting room**, central feature fireplace with wood burning stove, recess either side with shelving and storage cupboards, bay sash window with plantation shutters, window seat, stripped flooring.
- **Dining Room**, cast iron feature fireplace with attractive surround, recess with shelving and storage, painted wood panelling to one wall, picture rail, sash window, understairs storage cupboard. stripped flooring. Victorian style radiators.
- **Kitchen**, range of base attractive cabinets, complimented with wooden worktops, gas hob electric oven, extractor ceramic sink, dishwasher, cupboard housing boiler, shelving and tiled flooring.
- **First floor, landing**, cast iron feature fireplace
- **Master bedroom**, sash window, with plantation shutter, Victorian style radiator. Cast iron feature fireplace, built in cupboard into recess.
- **Bedroom 2**, dado rail, sash window overlooking rear garden.
- **Family Bathroom**, panelled bath, with chrome telephone taps, separate tiled shower unit, with chrome rain head, hand basin on pedestal, WC, wood panelling and tiled flooring.



Situation

The property is conveniently placed and is walking distance to local shops to include Tesco's express, and Waitrose supermarket and Canterbury City centre.

Canterbury offers an excellent shopping centre, many cultural interests and the Marlowe theatre.

Recreational facilities include Championship cricket, rugby, swimming pool, leisure centre and an excellent choice of golf courses, fishing and water sports can be found along the coast.

There is also a good choice of schools in both the state and private sectors, along with girls' and boys' grammar schools, colleges and universities.

Transports links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations with Canterbury West operating the high-speed train to London St Pancras in just under an hour.

The port of Dover and Eurotunnel are easily reached and both operate services to the continent.

Outside

The rear garden is mainly laid to lawn, edged with flower borders and timber fenced boundaries. At the rear of the garden is a fabulous timber framed office Cabin, which is hard wired to Wi-Fi, has power and light, and double-glazed doors.

Property Information

Services: Main water, gas, drainage and electricity.

Local Authority: Canterbury City Council

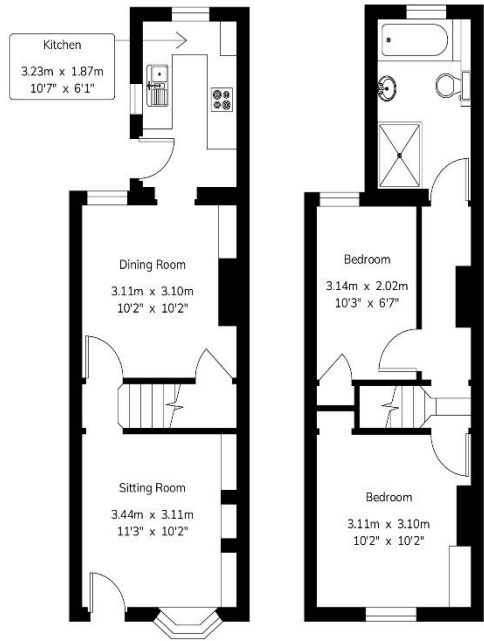
Council Tax band: C

Viewings: Strictly through Whitney Homes.

T: 01303 262853

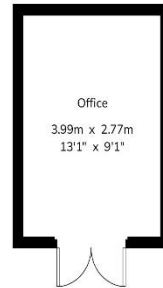
E: info@whitneyhomes.co.uk





39 Ivy Lane

House - Gross Internal Area : 58.1 sq.m (625 sq.ft.)
 Office - Gross Internal Area : 11.1 sq.m (119 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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