



45 Chequer Lane  
Ash, CT3 2AX  
£310,000

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# 45 Chequer Lane

## Ash

A chain free semi-detached bungalow offering light filled accommodation and a good sized garden.

### Situation

The semi-rural and sought-after village of Ash is surrounded by beautiful countryside with the village itself offering a very good selection of amenities which include pubs, primary schools, doctors surgery, physiotherapy clinic, general stores, farm shop and restaurant, chemist, library, tennis courts, rugby club, Bowles club and village hall offering a busy program of events and clubs. A wider range of facilities can be found in the nearby historic Cinque Port town of Sandwich, approximately three miles distant, and the Cathedral city of Canterbury, approximately eleven miles away. Both Sandwich and Canterbury offer high speed train services to London St Pancras. There are ferry crossings to the continent from the port of Dover and the Channel Tunnel services at Folkestone. For all golf enthusiasts, the Princes Golf Club and St Royal St Georges Golf Club are close by at Sandwich Bay.

### The Property

This modern semi detached bungalow is situated within the popular residential location of Chequer Lane and offers well maintained and neutrally decorated accommodation together with an abundance of natural light which streams in through the generous picture windows. From the entrance porch and hallway beyond lies a sitting room to front and kitchen/diner to rear, fitted with a modest range of gloss white units integrated with cooking appliances. Two double bedrooms lie back to back and are serviced by a fully tiled bathroom with three piece matching white suite. This chain free property is fully double glazed and gas centrally heated.

### Outside

The lawned garden to front is enclosed by a low brick wall and edged with flower borders whilst a side driveway provides off road parking and access to a single garage, measuring 19' 10" x 7' 10" (6.04m x 2.39m). To rear is a good sized lawned garden with fenced boundaries, flower borders and paved patio area.

### Services

All mains services are understood to be connected to the property.

### Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

### Tenure

Freehold

### Current Council Tax Band: C

### EPC Rating: C

### Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can therefore be given.

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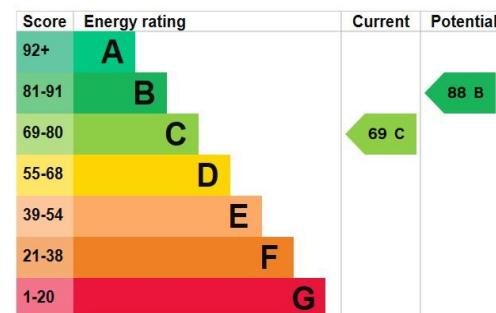
**Sitting Room**  
13' 10" x 11' 11" (4.21m x 3.63m)

**Kitchen/Diner**  
15' 10" x 7' 11" (4.82m x 2.41m)

**Bedroom One**  
11' 11" x 9' 10" (3.63m x 2.99m)

**Bedroom Two**  
9' 11" x 8' 11" (3.02m x 2.72m)

**Bathroom**  
7' 11" x 4' 11" (2.41m x 1.50m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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