

13 Horseshoe Way
Ash
Canterbury
CT3 2EH

£1,500 Per Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
e: sandwich@finns.co.uk
www.finns.co.uk



• New Build • Three Bedrooms • Two Bathrooms • Cloakroom • Utility Room • Gas Central Heating • Parking for 2 Cars • Enclosed Garden • Available 19/09/26

Deposit: £1,725

EPC rating

www.finns.co.uk 01304 614471



A three bedroom family home available unfurnished and located in the village of Ash. Accommodation comprises entrance hall, cloakroom, kitchen/diner and living room on the ground floor. To the first floor are three bedrooms, en-suite to master, and family bathroom. The property has built in Indesit appliances and further benefits from gas central heating, parking for two cars and enclosed rear garden.

ENTRANCE HALL

Composite door. Radiator. Stairs to first floor. Wood effect flooring

CLOAKROOM

6' x 4'8

White low level toilet and wash hand basin. Radiator. Continuation of wood effect flooring

LIVING ROOM

18'1 X 10'9

Double glazed window to front. Double glazed French doors to rear. Radiators. Beige carpet. Understairs cupboard

KITCHEN / DINER

18'1 x 10'3

Double glazed windows to front and rear. Range of wall, drawer and base units in white. Wood effect work surface with upstand. Built in gas hob and electric oven with extractor over. Built in Fridge/freezer and dishwasher. One and a half bowl stainless steel sink and drainer. Continuation of wood effect flooring. Space for dining table. Radiator

UTILITY AREA

6'2 x 5'5

Matching white base units with stainless steel sink and drainer set into matching work surface. Gas fired boiler. Built in washing machine. Double glazed door to rear. Continuation of flooring

STAIRS AND LANDING

Beige carpet. Double glazed window to rear. Radiator. Airing cupboard

BEDROOM ONE

18'1 x 9'6 red to 5'8

Double glazed windows to front and rear. Radiators. Beige carpet

EN SUITE SHOWER ROOM

Double glazed window. Tile effect flooring. White suite comprising low level toilet, pedestal wash hand basin and shower cubicle

BEDROOM TWO

11'8 x 10'4

Double glazed window to front. Radiator. Beige carpet

BEDROOM THREE

9'3 x 7'4

Double glazed window to rear. Radiator. Beige carpet

BATHROOM

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

OUTSIDE

Parking for two cars. Enclosed rear garden with side access gate, tap and timber shed.

Rent - £1,500 Per Month

Tenancy Deposit - £1,725. 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 - Dover District Council
Council Tax Band New Build

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		93
(81-91) B	81	
(69-80) C		
(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: