



Charles Bainbridge



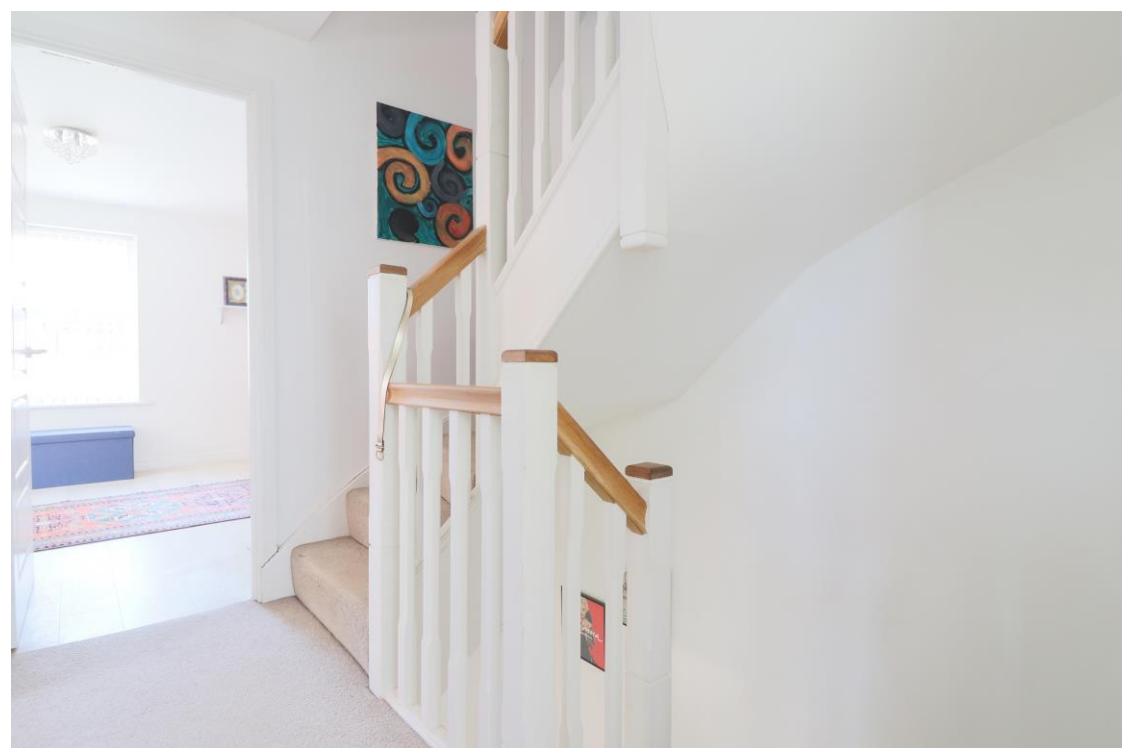
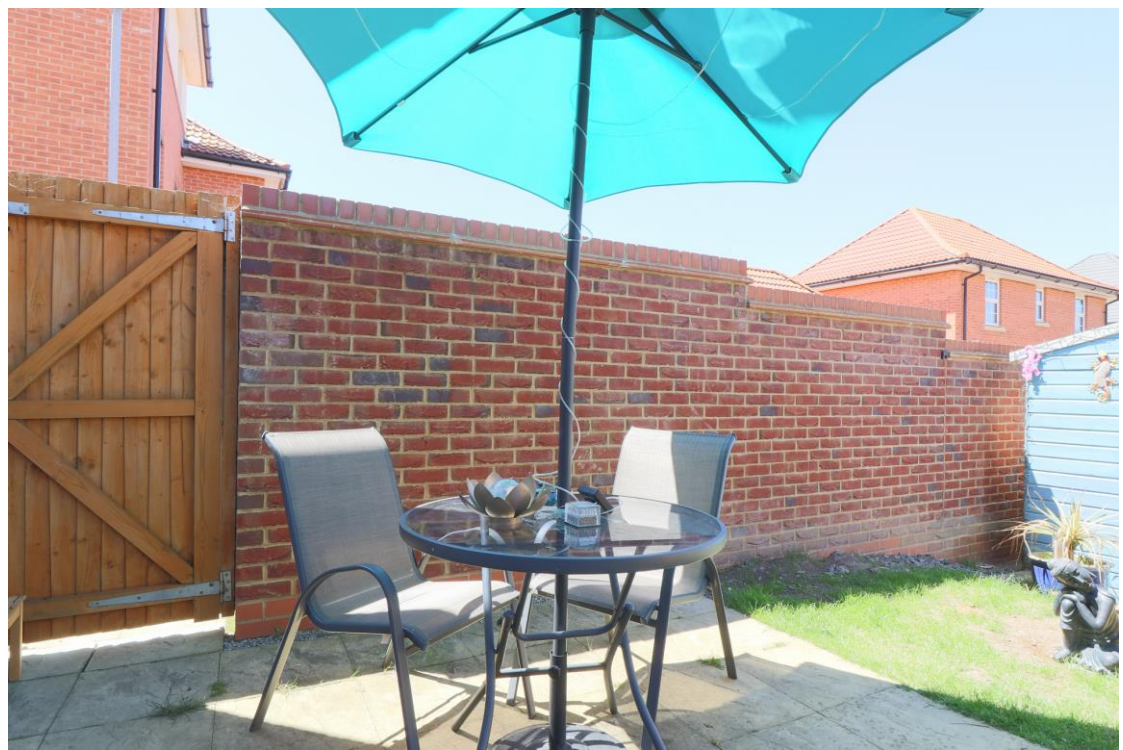
2 Chippers Walk,
Aylesham, Canterbury, Kent, CT3 3EX

Offers in excess of
£325,000









Originally built in 2015 by Persimmon Homes and situated in Aylesham village, we are pleased to offer an imposing semi-detached townhouse offering adaptable accommodation throughout and set over three floors. On the ground floor is an extremely well equipped kitchen/dining room, attractively fitted and featuring French doors overlooking and opening onto the rear garden. There is a handsome sitting room featuring bay window and a further ground floor w.c. On the first floor are two double bedrooms and a family bathroom/w.c with a further two double bedrooms and shower/w.c to the second floor. The property benefits from double glazed windows and gas central heating.

Externally there is an enclosed garden to the rear with paved seating area to remainder lawn. Further access is provided by a side gate and there is a useful timber storage shed with power and lighting. To the rear there is a sheltered private parking space.

The property is situated in the village of Aylesham. Aylesham provides a range of local amenities and is surrounded by farmland and countryside providing lovely walking and cycling. The nearby villages of Wingham and Bridge are easily accessible and the Cathedral City of Canterbury lies to the west providing a comprehensive range of shopping and leisure facilities and High-Speed rail services to London St Pancras from Canterbury West Station.

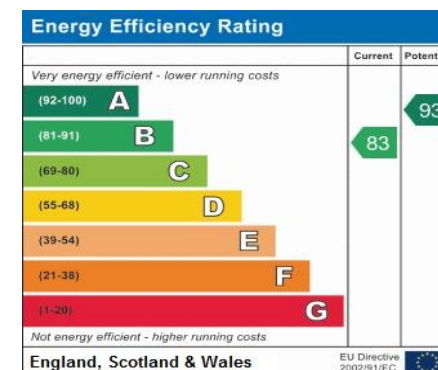
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: C

Local Authority: Dover District Council, White Cliffs Business Park,
Dover, Kent, CT16 3PJ.

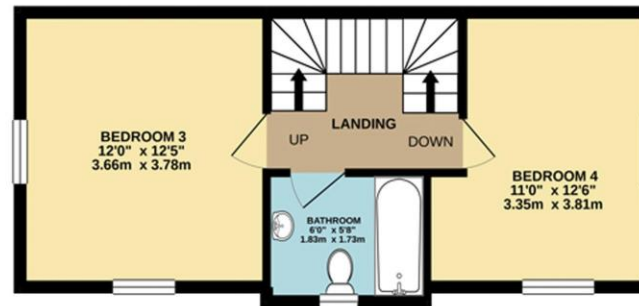
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



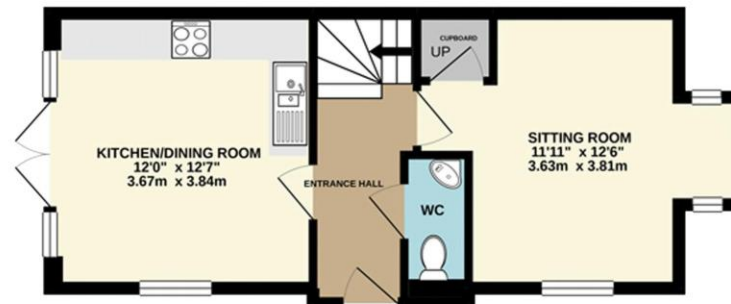
2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.

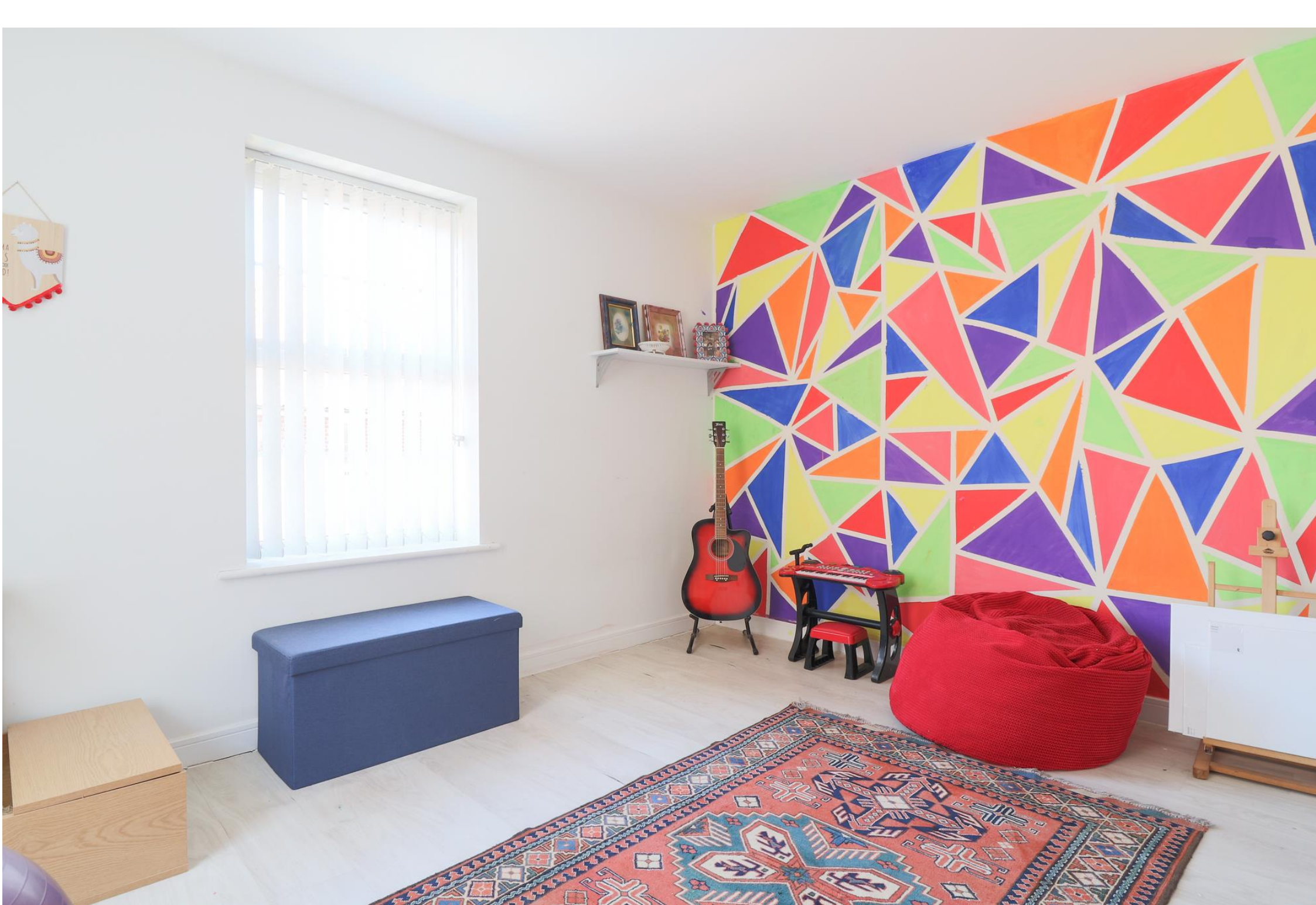


GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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 operability or efficiency can be given.
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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