

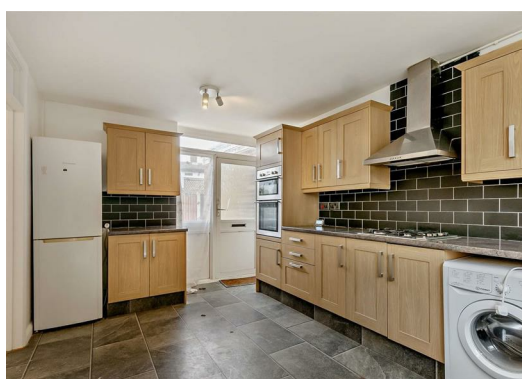


38 Alfred Close, Canterbury, CT1 3UL Offers in excess of £240,000

Welcome to Alfred Close, Canterbury - a semi-detached house that boasts two reception rooms, one of which can be used as an extra bedroom, two bedrooms, and a bathroom

Located in the heart of Canterbury, Alfred Close is located just over 1 mile to the west of Canterbury city centre and is ideally located for access to the A2 motorway network. Morrisons supermarket is within a 10-15 minute walk, whilst Wincheap, with its locals shops, cafe's and bars is just over half a mile away.

Whether you're looking to settle down or invest in a property with great potential, Alfred Close is a fantastic opportunity. Don't miss the chance to make this house your home and enjoy all that this wonderful location has to offer.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

