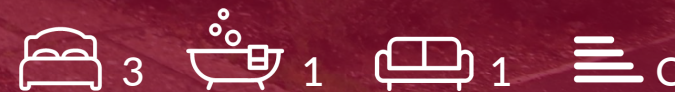


Updown Way, Chartham, Canterbury, Kent, CT4 7TP

Asking Price £325,000



## Updown Way

### Chartham, Canterbury CT4 7TP

Located in the sought after village of Chartham is this 3 bedroom semi detached house with garage and driveway parking. Entrance hallway with WC cloakroom. Kitchen with integrated appliances. L-shaped lounge/diner with patio doors leading to rear enclosed garden. Rear access to garage. Upstairs has 3 bedrooms family bathroom with shower over.

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a home.

Nestled within the picturesque North Downs, Chartham is a charming village, local amenities include 2 public houses, 2 doctors surgeries, village hall, stores and Vineyard. Located about 2.3 miles southwest of Canterbury. Lots of beautiful country walks including 'the Great Stout Way'

Council tax band: D  
EPC Rating C

Services include; Mains water, electricity,  
Mains drainage, gas central heating

All viewings are strictly by appointment only.

#### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





### Living Room

50'7" x 6'6" (15.434m<sup>2</sup>)

Leading to

### Kitchen

9'5" x 7'9" (2.892 x 2.386)

Leading to

### WC

### Garage

### Stairs

Leading to

### Bedroom 1

7'3" x 10'11" (2.212 x 3.333)

Leading to

### Bedroom 2

8'5" x 11'5" (2.578 x 3.493)

Leading to

### Family Bathroom

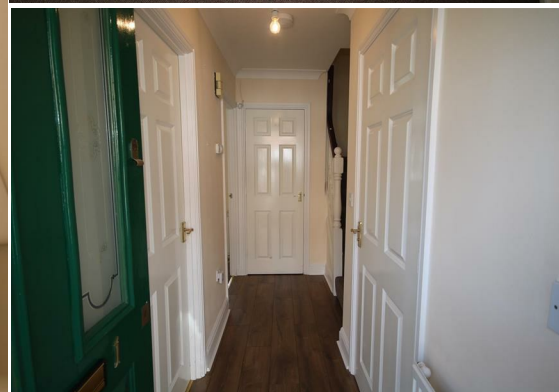
5'5" x 6'6" (1.661 x 2.002)

Leading to

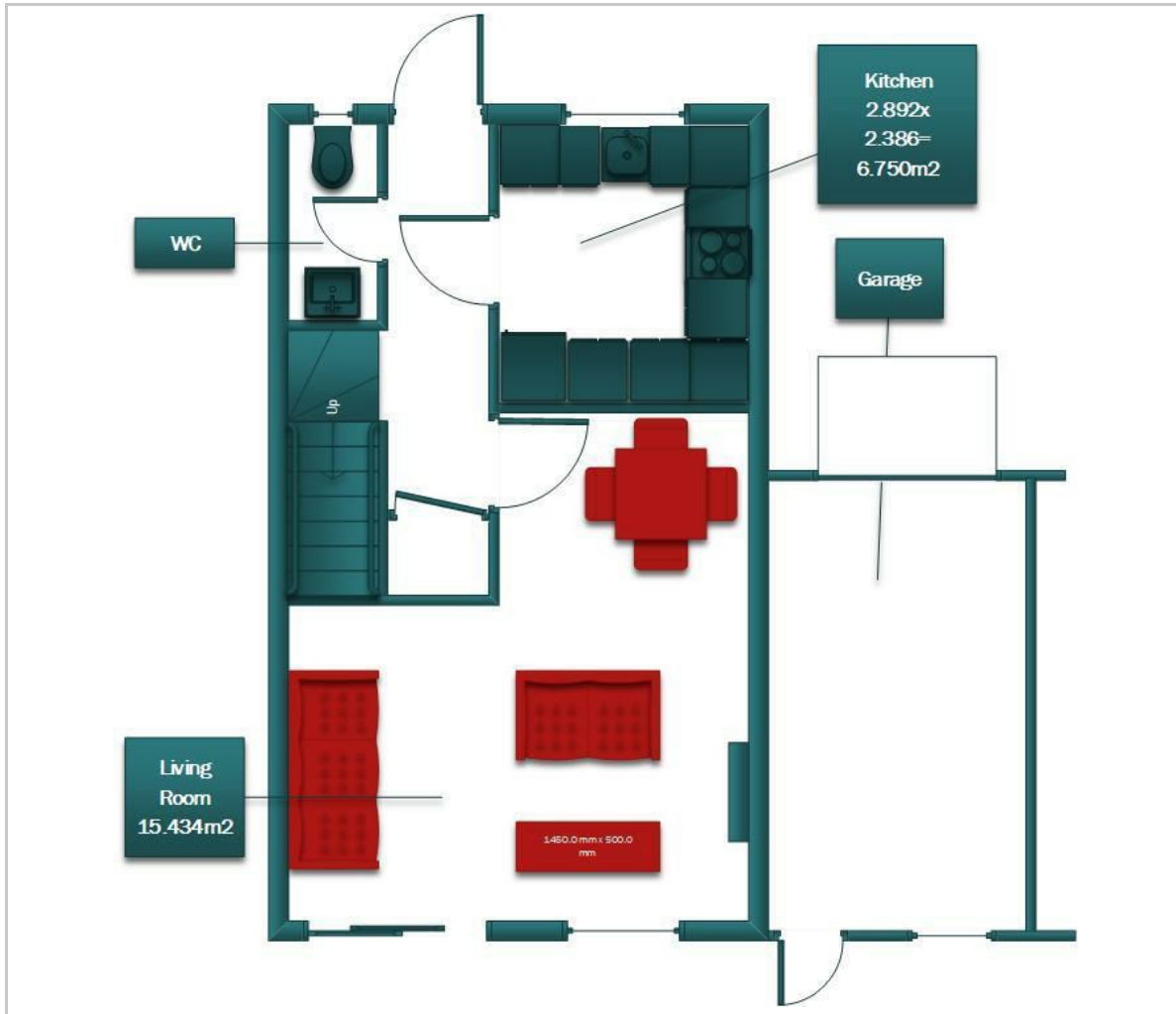
### Master Bedroom

10'5" x 13'9" (3.179 x 4.209)

With double built in wardrobes



## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

