

Shalmsford Street, Chartham, Canterbury, Kent, CT4 7RP

Asking Price £250,000



Shalmsford Street

Chartham, Canterbury CT4 7RP

This delightful 2 bedroom cottage is located in the village of Chartham. The property has the benefit of road parking for one car. Entrance into sitting/dining room with wood burner. Fitted kitchen with integrated fridge and 6 ring gas hob. leading to conservatory with plumbing for washing machine. The rear garden has a small patio area and small lawn with rear access to the parking area. The Downstairs shower room has a large shower cubicle with wash hand basin and sink. Upstairs there are two double size bedrooms. The property is currently let and achieving £995 per month.

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'

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

Council tax band: C

Viewings strictly by appointment

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.

Council tax band: C

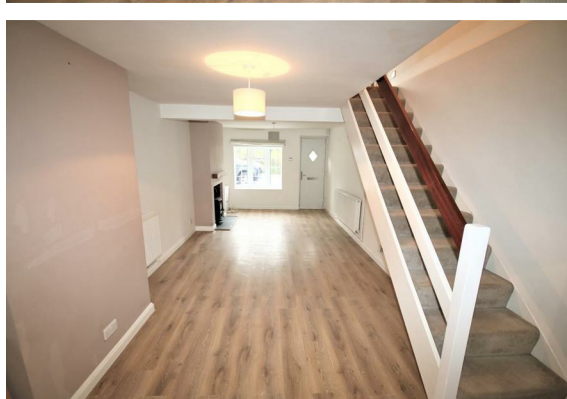
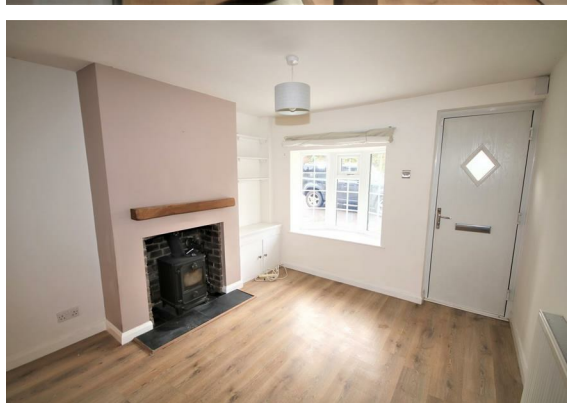
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Living Dining Area

10'2" x 23'9" (3.124 x 7.264)

Leading to





Kitchen

10'10" x 5'9" (3.325 x 1.766)

Leading to

Bathroom

10'9" x 4'7" (3.300 x 1.407)

Leading to

Conservatory

8'5" x 8'0" (2.586 x 2.449)

Stairs

Leading to

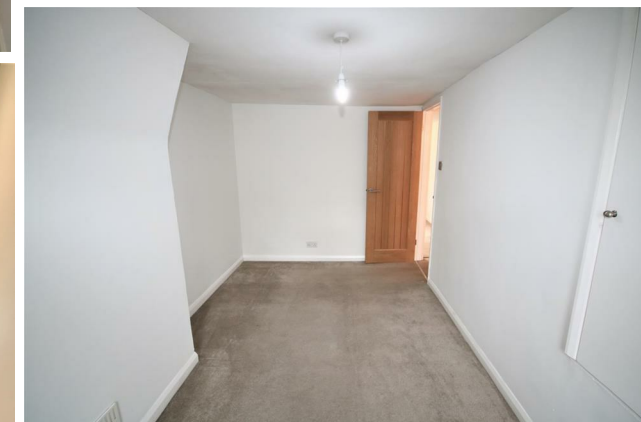
Bedroom 1

10'8" x 10'1" (3.270 x 3.077)

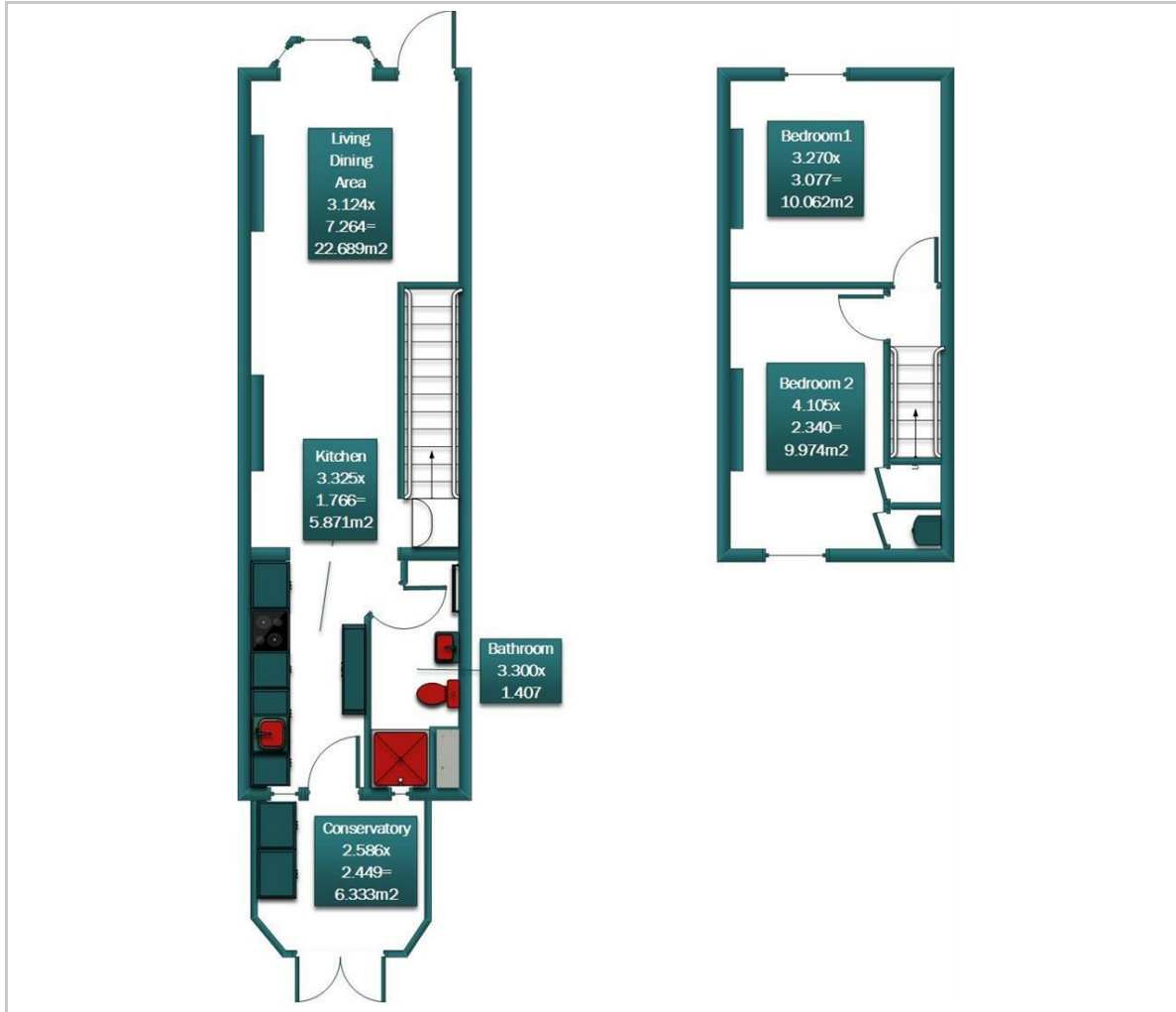
Leading to

Bedroom 2

13'5" x 7'8" (4.105 x 2.340)



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

