

Chestnut Close, Chartham, Canterbury, CT4 7TD

Offers In Excess Of £300,000



## Chestnut Close

### Chartham, Canterbury CT4 7TD

Located in the sought after village of Chartham is this 3 bedroom terraced house with garage and driveway parking for a maximum of 3 cars tucked away in a cul-de-sac.

Located in the sought after village of Chartham is this 3 bedroom terraced house with garage and driveway parking for a maximum of 3 cars tucked away in a cul-de-sac. Entrance hallway with WC cloakroom. Kitchen with integrated appliances. L-shaped lounge/diner with patio doors leading to rear enclosed garden which has rear access to garage. Upstairs has 3 bedrooms and family bathroom with shower over.

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  
Freehold

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.

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.

#### Kitchen

9'2" x 7'9" (2.795 x 2.379)

#### Dining Area

5'11" x 9'2" (1.818 x 2.814)





**Living Area**

10'3" x 15'10" (3.149 x 4.847)

**WC**

**Combined Living Space**

66'10" (20.376)

**Bedroom 3**

9'8" x 8'4" (2.967 x 2.564)

**Bedroom 2**

7'2" x 10'11" (2.208 x 3.331)

**Family Bathroom**

11'0" (3.364)

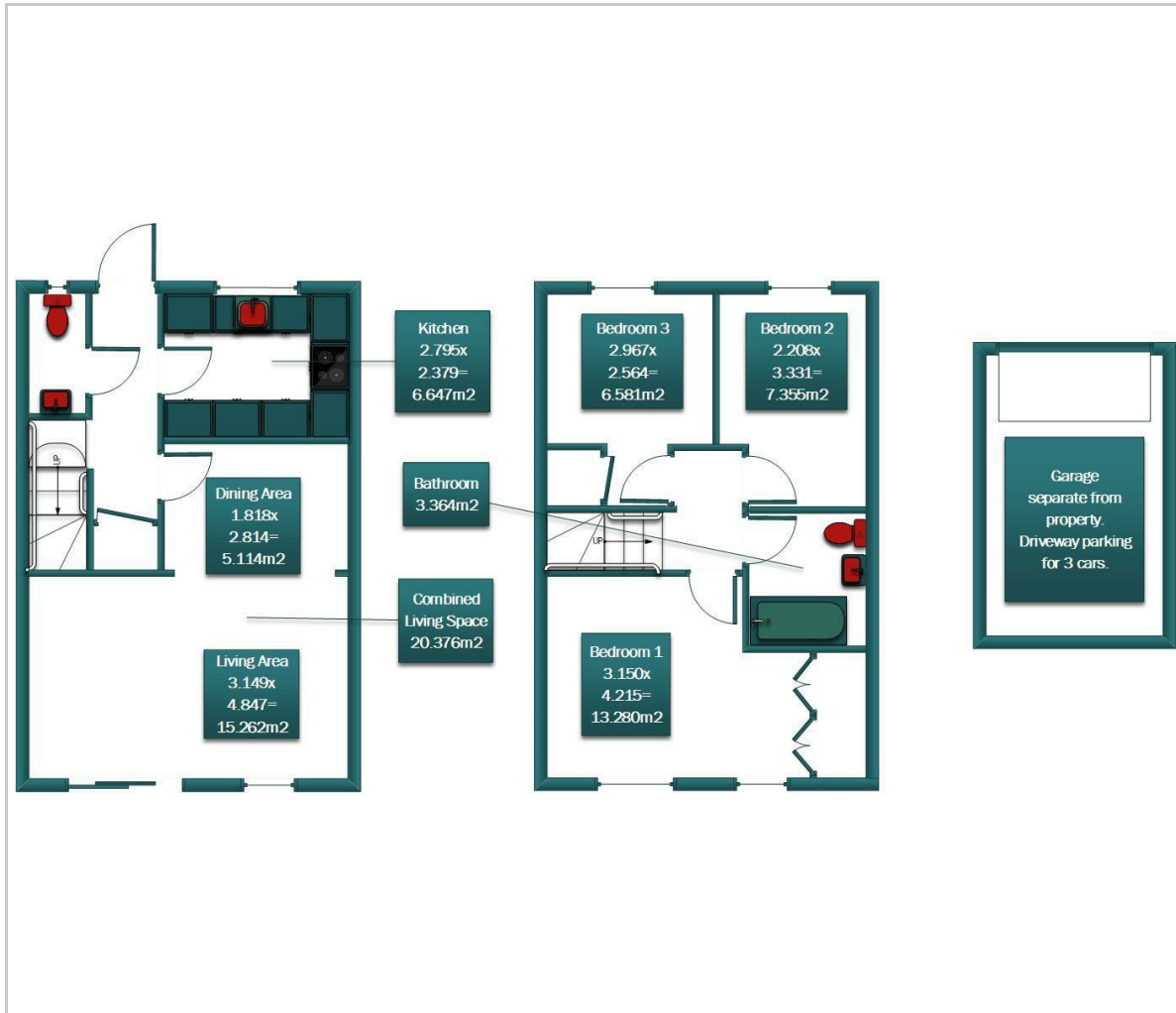
**Bedroom 1**

10'4" x 13'9" (3.150 x 4.215)

**Garage (separate to property)**



## 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

