

Godfrey Gardens, Chartham, Canterbury, Kent, CT4 7TT

Asking Price £280,000



Godfrey Gardens

Chartham, Canterbury CT4 7TT

Benefit of no on-ward chain and Garage.

Situated on the sought after St Augustine's village and only 3 miles from Canterbury City Centre. This 3/4 bedroom property is ideally located for families with its popular sports club and fields with proactive kids clubs playing cricket and football throughout the year. Also on site for the grown-ups is a well-equipped gym. The property comprises of. Fully fitted kitchen diner with all white goods. Separate dining room/ bedroom 4 with French and patio doors to the rear garden. WC cloakroom. On the first floor there is one bedroom and the living room with double Juliet balconies. On the second floor we have 2 bedrooms one being the master with built in wardrobes and en-suite. Enclosed rear garden with patio area. Garage to rear.

Nearest train station: Chartham (approximately 30 minutes' walk)
Nearest bus stop: Beech Avenue for buses 1, 1a (approximately 2 minutes' walk)

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: D
Freehold

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.

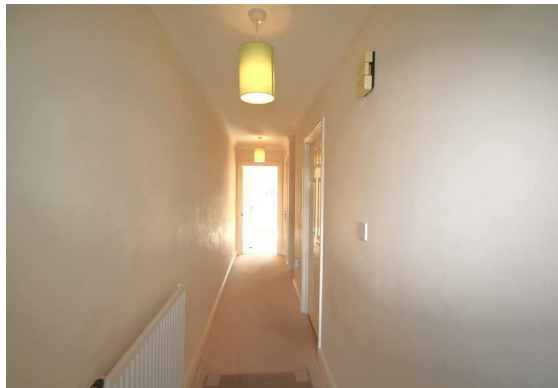
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been 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

13'5" x 8'1" (4.109 x 2.468)

WC

6'8" (2.033)





Dining Room
12'0" x 10'1" (3.673 x 3.096)

Living Room
12'0" x 13'6" (3.674 x 4.116)

Bedroom 2
12'0" x 8'8" (3.679 x 2.655)

Bedroom 1
11'11" x 8'0" (3.650 x 2.460)

En-Suite
9'2" (2.797)

Dressing Area
5'9" x 7'4" (1.754 x 2.251)

Family Bathroom
12'3" (3.748)

Bedroom 3
12'1" x 6'9" (3.687 x 2.076)



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

