

Gardeners Place, Beech Avenue, Chartham, Canterbury, CT4 7TR

Asking Price £325,000

Sally Hatcher
estates



4 2 1 C

Gardeners Place

Beech Avenue, Chartham CT4 7TR

Benefit of no on-ward chain

This 4 bed house is located on the popular St. Augustines development at Chartham this property is only approximately five miles south west of Canterbury. The village has local shops, two traditional pub, post office and excellent travel links to Canterbury, London and Ashford International as well as a regular bus service. This area is perfect for families with its popular sports club and fields with proactive kids clubs playing sports throughout the year

This town house is split over three floors. The front entrance leads to a cloakroom, utility room and two double bedrooms. Go up to the first floor and you will find a large lounge and a fitted kitchen/diner with built in oven and hob and all white goods. The second floor has two further double bedrooms, one with en-suite shower and a separate family bathroom with another shower over the bath. At the rear of the property is a fully enclosed patio garden which is perfect for outdoor living.

The property also benefits from double glazed windows and the use of the residents Gym Facilities, subject to membership fees, there is also a residents meeting room and Communal gardens. There are visitor parking spaces at the front of the property and a secure communal car park at the 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: E

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.

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.

- WC
- Utility Room
7'2" x 6'6" (2.201 x 2.002)
- Bedroom 2
11'5" x 9'0" (3.492 x 2.761)
- Bedroom 1
11'8" x 9'0" (3.579 x 2.763)





Kitchen

8'3" x 7'0" (2.525 x 2.148)

Dining Area

12'0" x 9'1" (3.664 x 2.794)

Living Room

16'0" x 13'11" (4.889 x 4.258)

Family Bathroom

Bedroom 3

9'8" x 9'4" (2.965 x 2.863)

En-Suite

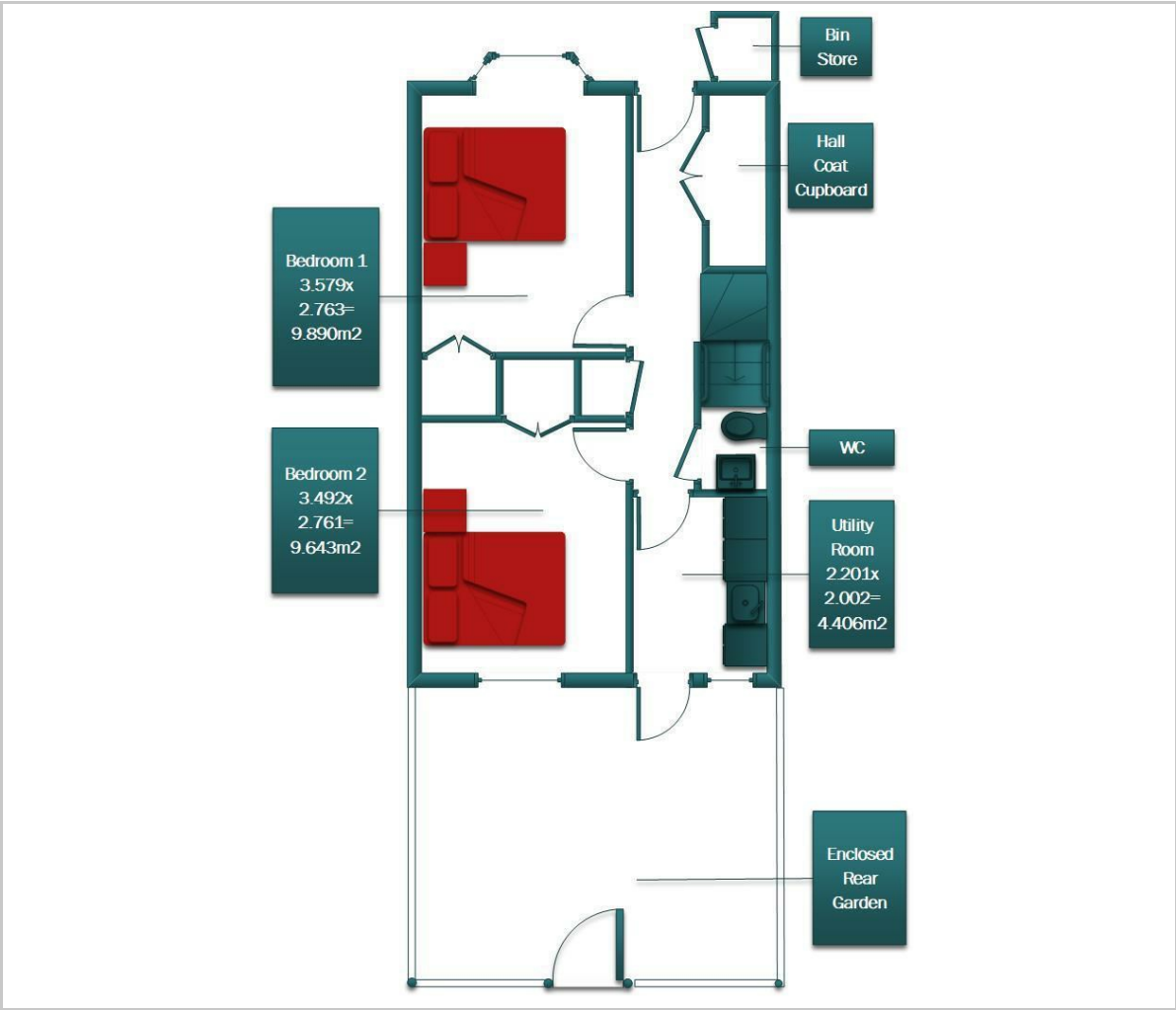
5'5" x 5'11" (1.662 x 1.809)

Master Bedroom

13'9" x 11'7" (4.214 x 3.550)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

