



Price
£249,000

Freehold

3x  2x  2x 

**Shalmsford Street,
Chartham, Canterbury,
Kent, CT4**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Spacious terraced home**
- **Ideal for family living, with nearby primary school**
- **2 local pubs and scenic dog walking routes**
- **Close proximity to Chartham train station for London access**
- **Peaceful, family friendly sought after village location**

Accommodation

GROUND FLOOR

Lounge: 11'9 x 11'4 (3.58m x 3.46m)
 Dining Room: 12'0 x 11'5 (3.66m x 3.48m)
 Kitchen: 8'8 x 6'4 (2.64m x 1.93m)
 Rear Lobby
 Bathroom: 6'5 x 5'5 (1.96m x 1.65m)

FIRST FLOOR

Landing
 Bedroom 1: 11'9 x 11'5 (3.58m x 3.48m)
 Bedroom 2: 8'6 x 7'6 (2.59m x 2.29m)
 Shower Room: 9'2 x 4'6 (2.80m x 1.37m)

SECOND FLOOR

Bedroom 3: 14'3 x 11'9 (4.35m x 3.58m)

OUTSIDE

Front Garden
 Rear Garden

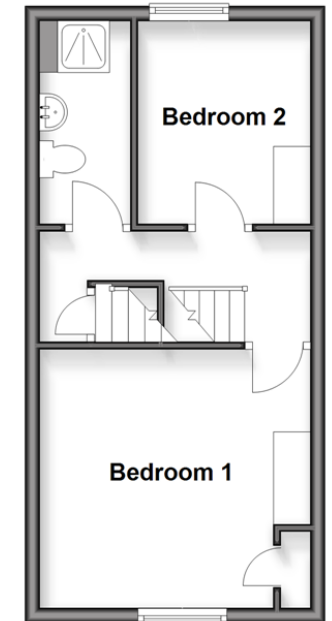
Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



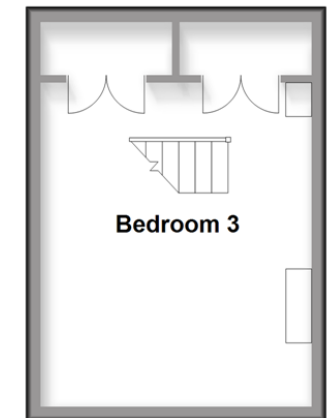
First Floor

Approx. 29.1 sq. metres (312.8 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.9 sq. feet)



Call Canterbury - 01227 766669 ■ wardsofkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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