

Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH

Date: 23 October 2025

Property Ref and Version: CBY406763 - 0003

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH

Date: 23 October 2025

Property Ref and Version: CBY406763 - 0003

○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Remainder Of NHBC Warranty
- > Semi Detached
- > Immaculately Presented
- > Downstairs Cloakroom
- > Allocated Parking
- > En Suite To Master

○ Short Description

Discover this beautifully presented three-bedroom semi-detached house nestled in the peaceful village of Aylesham. Offering a perfect blend of modern comfort and classic charm, this property is ideal for families or first time buyers.

○ Long Description

Discover this beautifully presented three-bedroom semi-detached house nestled in the peaceful village of Aylesham. Offering a perfect blend of modern comfort and classic charm, this property is ideal for families or first time buyers.

The entrance hall leads into a bright and airy lounge, perfect for relaxing or entertaining guests. The contemporary kitchen/dining area features integrated appliances and ample space for family meals, opening onto a private rear garden - ideal for outdoor gatherings and summer barbecues.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with en-suite. The family bathroom is modern and stylish, equipped with a bathtub.

Additional benefits include off-road parking, a useful storage shed, and double glazing throughout to ensure energy efficiency.

Property details **approval form**

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH

Date: 23 October 2025

Property Ref and Version: CBY406763 - 0003

Located in the friendly village of Aylesham, the property offers easy access to local amenities, schools, and excellent transport links to nearby towns and cities. Whether you're looking for a family home or a peaceful retreat, this property is sure to impress.

○ **Directions**

○ **Agents Note**

Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH
Date: 23 October 2025 **Property Ref and Version:** CBY406763 - 0003

○ Room Description

Property details **approval form**

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH
Date: 23 October 2025 **Property Ref and Version:** CBY406763 - 0003

○ Room Description

Property details **approval form**

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH
Date: 23 October 2025 **Property Ref and Version:** CBY406763 - 0003

○ Room Description

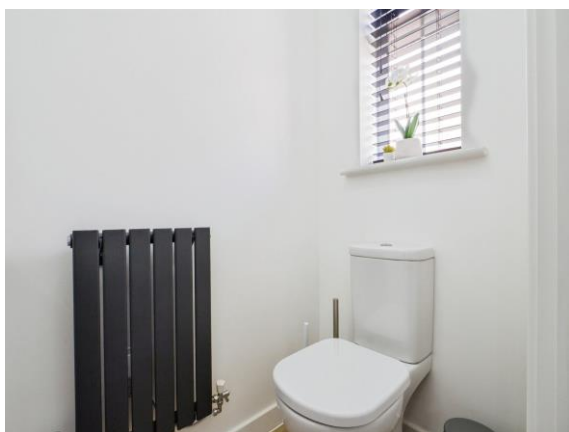
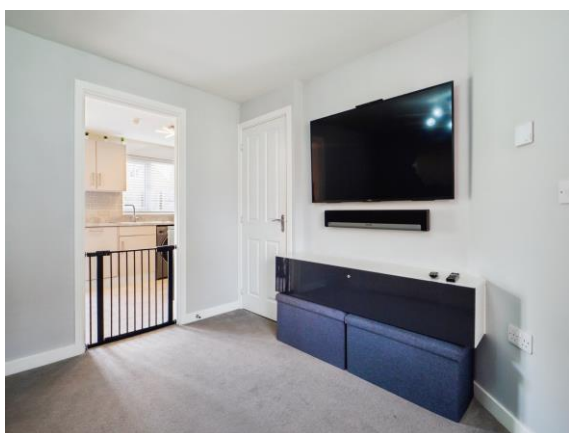
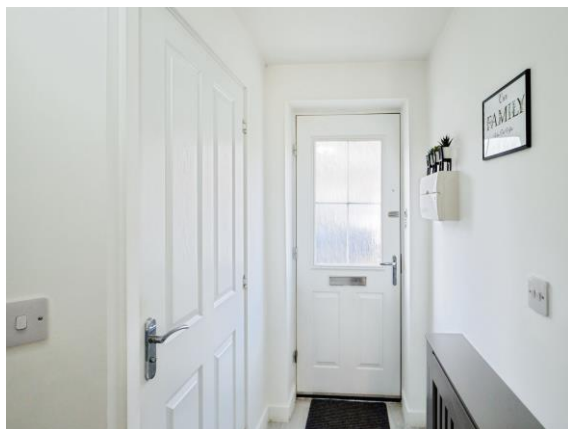
Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH

Date: 23 October 2025

Property Ref and Version: CBY406763 - 0003

○ Property Images



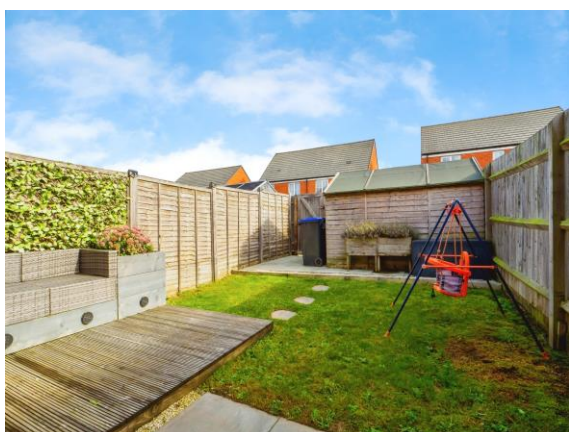
Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH

Date: 23 October 2025

Property Ref and Version: CBY406763 - 0003

○ Property Images



Property details **approval form**

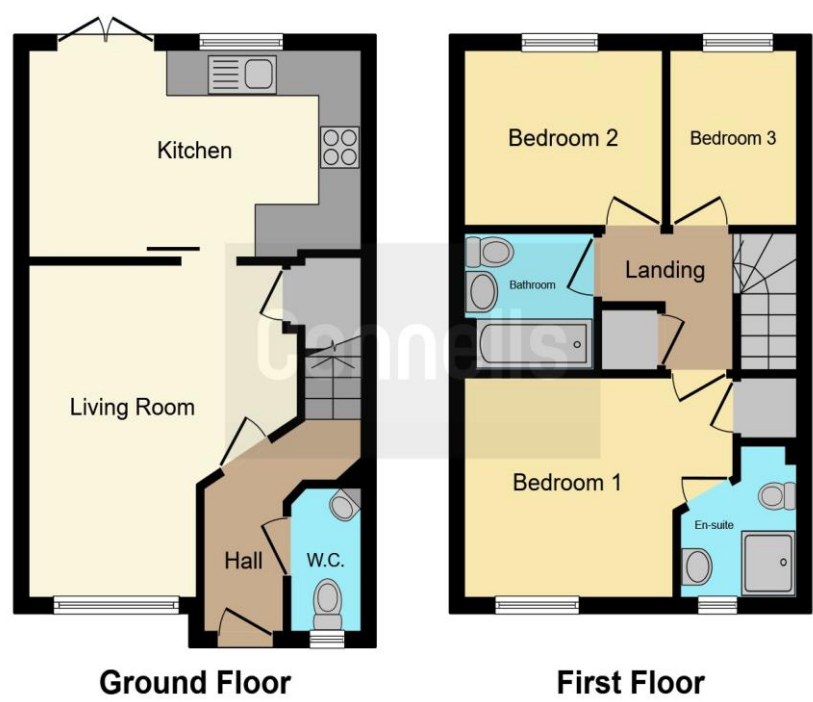
14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH
Date: 23 October 2025 **Property Ref and Version:** CBY406763 - 0003

Property Images

Property details approval form

14 Corminster Avenue, Aylesham, Canterbury, Kent, England, CT3 3FH
Date: 23 October 2025 Property Ref and Version: CBY406763 - 0003

○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature		Date
Jade Dever		
Mrs H. Bibby		