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43 Brice Avenue, Chartham, Canterbury, CT4 7QJ

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**43 Brice Avenue, Chartham, Canterbury,
CT4 7QJ**

£355,000 Freehold

A beautifully presented three bedroom semi-detached family home which has been modernised to a high standard throughout and offers a purchaser a superb home which is ready to move into.

- Three Bedroom Semi-Detached Family Home
- Modernised To A High Standard Throughout
- Potential To Extend – Subject To Planning
- Recently Fitted Kitchen & Bathroom
- Close To Village Amenities & Chartham Primary School
- Lovely Front & Rear Gardens
- Gas Central Heating & Double Glazing

The front door opens to the entrance hall with doors to the reception rooms and a very useful store which could equally be used as a study. The sitting room is set to the front and has an open arch through to the dining room which overlooks the rear garden. The modern white gloss kitchen has a good range of wall and base units, wooden worktops and spaces for appliances. The space has been very well thought out and leads through to the utility area and to the downstairs cloakroom.

Upstairs, the landing leads to the three bedrooms and family bathroom which comprises a bath, separate shower, w.c and wash hand basin.



Outside, the property is set back from the road behind its front garden which is hedge enclosed. There is an area of garden to the side which would provide ample space for an extension (subject to planning). Most of the garden lies to the rear and measures approximately 79' x 42' and has been beautifully planted with a variety of established trees, shrubs and flower borders as well as three vegetable beds. There is plenty of free parking to the front of the property on street and in a large parking bay.

Chartham is a sought after village which has a popular pub, a village store, recreation ground, Doctor's surgery and a primary school currently rated 'Good' by OFSTED, all within walking distance from the property. Chartham lies just 4 miles from the Cathedral city of Canterbury, an ancient thriving city with an abundance of cafés, restaurants and shopping facilities. Educationally Canterbury is very well provided for with two universities, the world renowned King's school, the Simon Langton Boys' & Girls' Grammar Schools, Barton Court Grammar, Kent College and St Edmund's all within a 15 minute drive. Transport links are excellent with a railway station being just a 20 minute walk from the house connecting the village to Canterbury and Ashford with its high speed service to London St Pancras in just 38 minutes.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

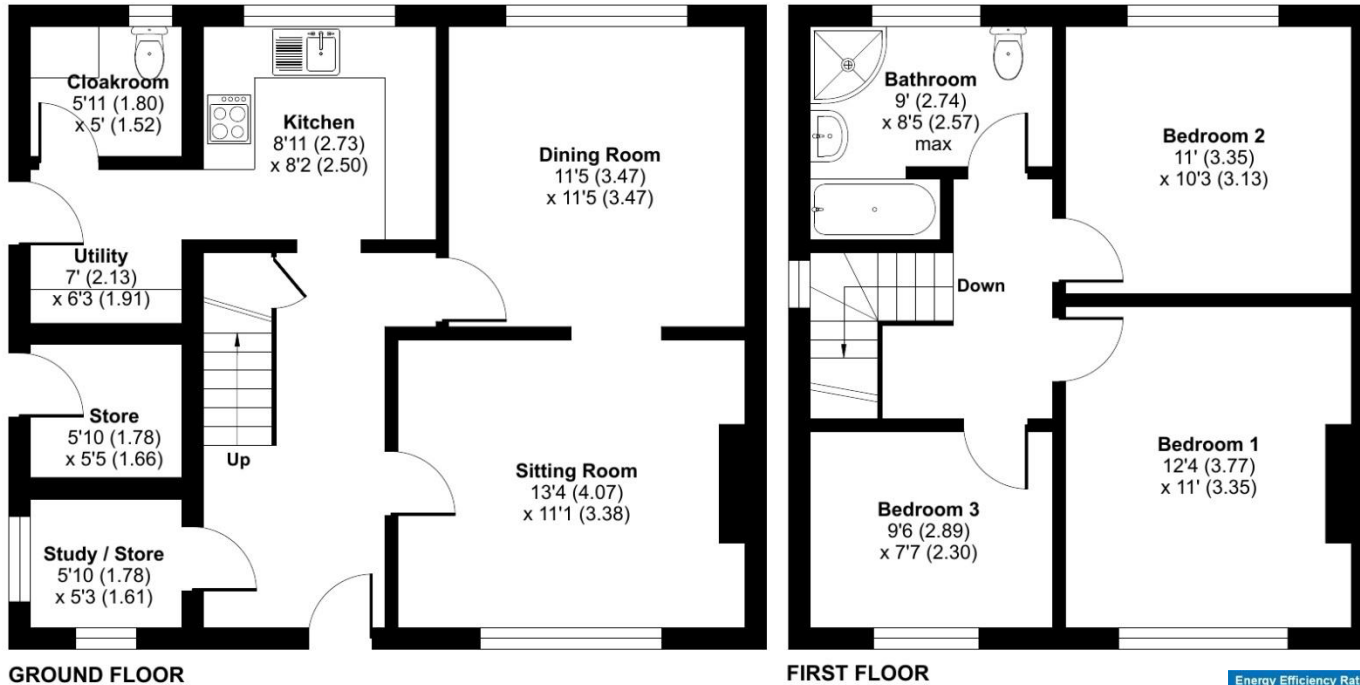
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 4/9/24



Approximate Area = 1073 sq ft / 99.7 sq m
 Outbuilding = 30 sq ft / 2.8 sq m
 Total = 1103 sq ft / 102.5 sq m
 For identification only - Not to scale

Garden
 Approximate
 79'6 (24.23)
 x 42'9 (13.03)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F	43	
(21-38)	G		
(1-20)			75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Finns. REF: 1181415

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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