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13 Wordsworth Gardens, Aylesham, Canterbury, Kent, CT3 3LY

www.finns.co.uk

**13 Wordsworth Gardens, Aylesham,
Canterbury, Kent, CT3 3LY**

Guide Price £220,000 Freehold

A two bedroom semi-detached house which is now in need of some modernisation situated in the popular village of Aylesham.

- Two Bedroom Semi-Detached House
- In Need Of Some Modernisation
- Lots Of Potential
- Off Road Parking
- Front & Rear Gardens
- No Chain

The front door opens to the entrance hall and through to the sitting room which has a window overlooking the front garden. The kitchen is to the rear and has a range of wall and base units, spaces for appliances and a door leading to the rear garden.

Upstairs, can be found two bedrooms and a bathroom comprising a bath, wash hand basin and w.c.



Outside, the property is set behind its front garden and benefits from off road parking for one car on the driveway.

Most of the garden lies to the rear, measures approximately 35' x 23' and is mainly laid to lawn and is fence enclosed.

Aylesham is a large and popular village with many local amenities including a Doctor's surgery, a nursery, two primary schools, a sports centre and a village store. The surrounding countryside is beautiful with many good walks including the North Downs Way. Road links are excellent with the A2 being just a couple of minutes' drive with its links to Dover, the Channel Tunnel, the M2 and the onward motorway network. Aylesham Railway station is just a 5 minute walk with its links to Canterbury and on to London.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 22/11/24

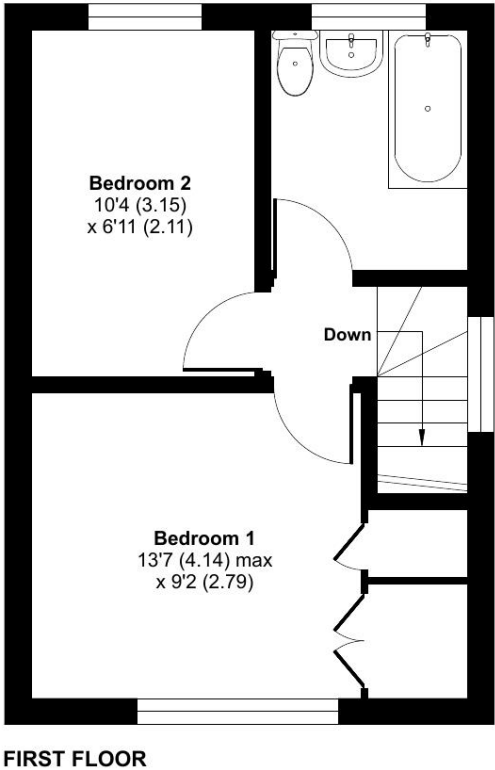
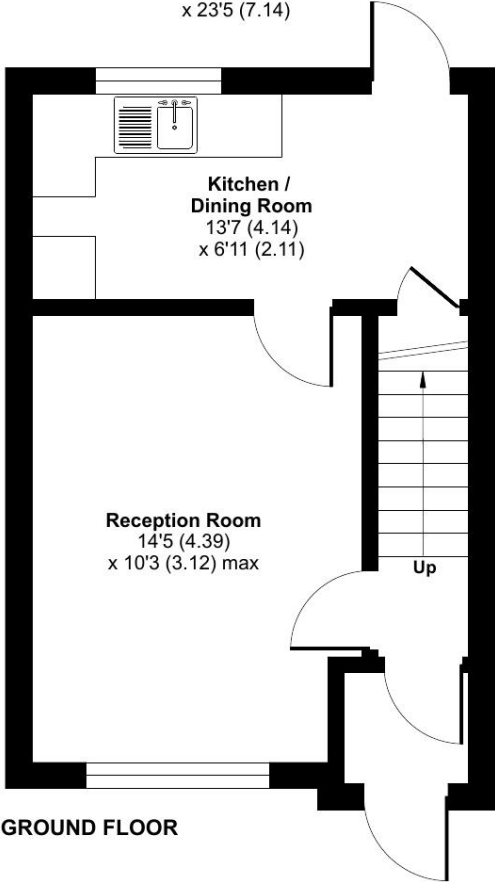


Approximate Area = 570 sq ft / 53 sq

For identification only - Not to scale



Garden
Approximate
35'9 (10.90)
x 23'5 (7.14)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1218000

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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