



Connells

Central Boulevard
Aylesham Canterbury

Central Boulevard Aylesham Canterbury CT3 3GT

for sale
£280,000



Property Description

Set along desirable Central Boulevard, this modern three-bedroom, three-storey end-of-terrace home offers spacious, versatile living in the heart of Aylesham.

The ground floor features a welcoming lounge filled with natural light, creating a warm and comfortable space to relax, along with a contemporary kitchen-diner that opens onto the private rear garden-ideal for everyday living and entertaining.

The first floor offers two well-proportioned bedrooms and a sleek family bathroom, perfect for guests, children or a home office.

The top floor is dedicated to an impressive principal bedroom with generous storage and a stylish en-suite, providing a peaceful retreat. With neutral décor throughout, an enclosed low-maintenance garden and allocated covered car port parking, this property combines practicality with modern comfort.

Just a short walk from Aylesham's shops, cafés and local amenities, it presents an excellent opportunity in a sought-after location.



Lounge

14' 8" x 11' 11" (4.47m x 3.63m)

Kitchen/Diner

8' 10" x 11' 11" (2.69m x 3.63m)

First Floor

Bedroom Two

10' 5" x 11' 11" (3.17m x 3.63m)

Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m)

Second Floor

Bedroom One

9' 2" x 16' 2" (2.79m x 4.93m)

Ensuite

Externally

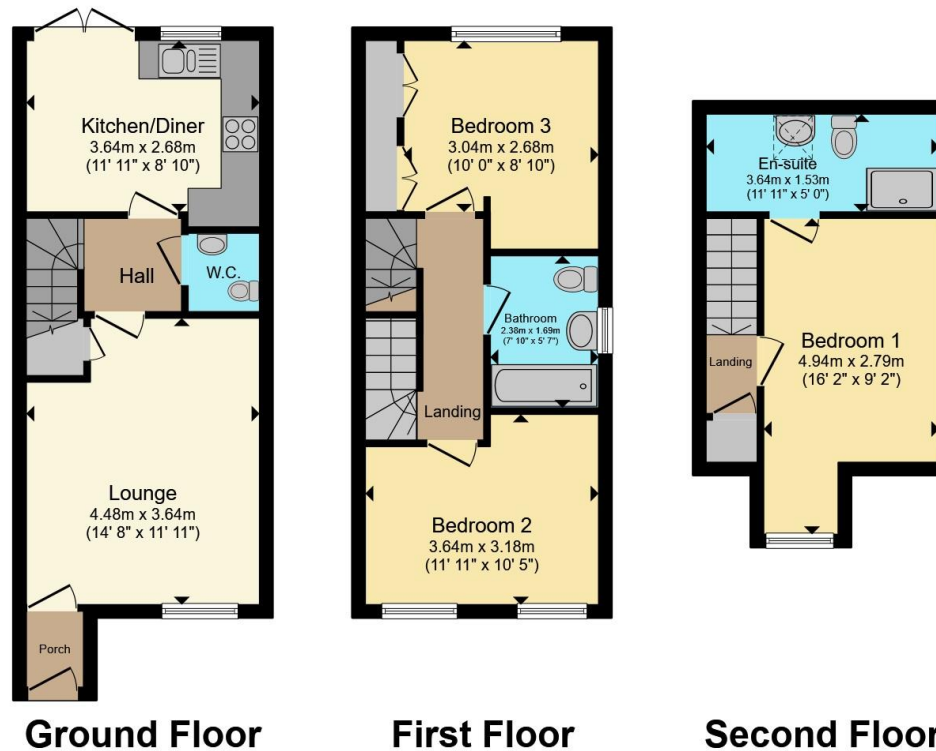
Car Port

18' 8" x 8' 6" (5.69m x 2.59m)









Total floor area 86.5 m² (931 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406837



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406837 - 0010