

Connells

Coalfield Grove
Aylesham Canterbury

Coalfield Grove
Aylesham Canterbury CT3 3FX

for sale guide price
£280,000







Property Description

Coalfield Grove is a well-presented three-bedroom semi-detached home offering modern, practical accommodation ideal for families, couples or those looking for additional space.

The ground floor provides a welcoming entrance hall with the added convenience of a downstairs WC. The accommodation flows into a comfortable living space and a well-proportioned kitchen/dining area, creating an excellent setting for both everyday family life and entertaining.

Upstairs, the property offers three bedrooms, with the primary bedroom benefiting from its own en-suite shower room, providing a welcome touch of privacy. The remaining bedrooms are served by the family bathroom and offer flexibility for children, guests or home working.

Externally, the semi-detached position provides a pleasant residential feel and a driveway, the property offers a great balance of comfortable living space and modern convenience. An attractive home well suited to buyers seeking a three-bedroom property in the Aylesham area.

Living Room
16' 2" x 11' 11" (4.93m x 3.63m)

WC

Kitchen/Dining Room
15' 4" x 10' 6" (4.67m x 3.20m)

Primary Bedroom
11' 10" x 8' 6" (3.61m x 2.59m)

En-Suite
8' 6" x 4' 1" (2.59m x 1.24m)

Bedroom Two
12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom Three
10' x 6' 3" (3.05m x 1.91m)

Bathroom
6' 6" x 5' 10" (1.98m x 1.78m)







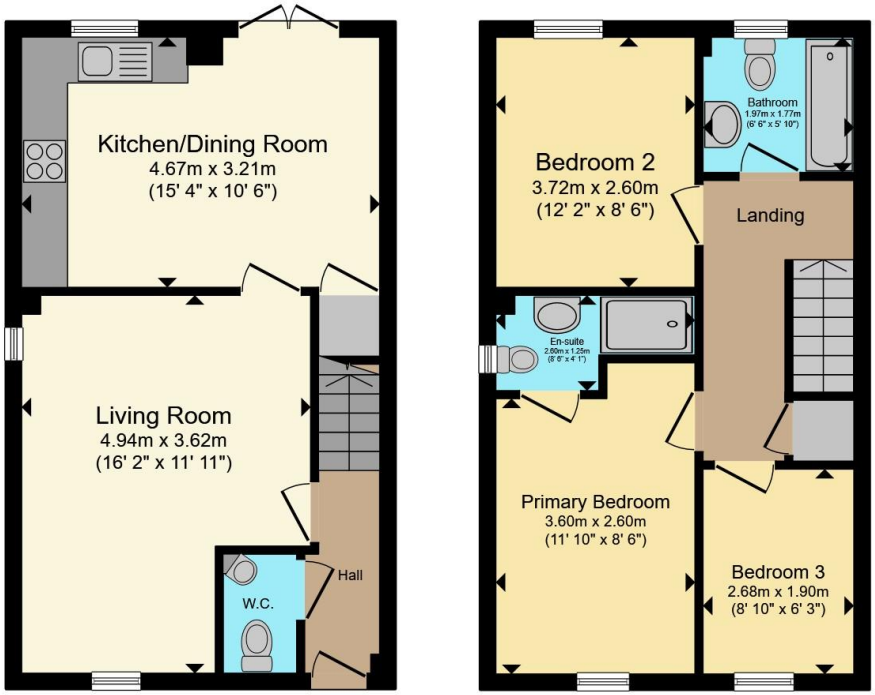









STARTER SET



Total floor area 77.7 m² (836 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/CBY407373

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.