

Connells

Derwent Way
Aylesham Canterbury

Derwent Way
Aylesham Canterbury CT3 3LR

for sale
£280,000







Property Description

A well-presented three-bedroom semi-detached family home, ideally situated in the popular residential location of Derwent Way, Canterbury. Offering spacious and versatile accommodation throughout, this attractive property is perfect for growing families or first time buyers.

The ground floor comprises a welcoming entrance hallway, a bright and airy living room, and a modern fitted kitchen providing an excellent space for both everyday family life and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden, ideal for outdoor dining and relaxation, while to the front there is a driveway providing off-road parking for multiple vehicles.

Located within a sought-after residential area, the property enjoys convenient access to local amenities, schools, parks, and Canterbury's historic city centre, making it an excellent opportunity for a wide range of buyers.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/Diner
15' 3" x 12' 6" (4.65m x 3.81m)

Kitchen
15' 4" x 9' 3" (4.67m x 2.82m)

Bedroom One
10' 7" x 9' 4" (3.23m x 2.84m)

Bedroom Two
12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom Three
8' 7" x 7' (2.62m x 2.13m)

Family Bathroom

















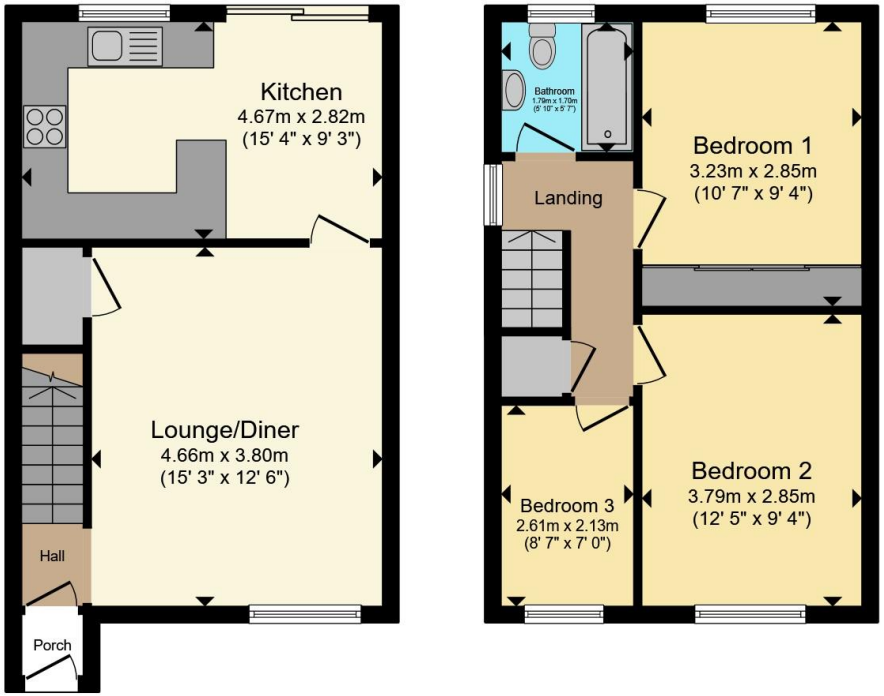

Ground Floor **First Floor**

Total floor area 70.8 m² (762 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

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29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407182

The Property Ombudsman

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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.