

Rentain Road, Chartham, Canterbury, Kent, CT4 7JJ

Offers In Excess Of £240,000



Rentain Road

Chartham, Canterbury CT4 7JJ

FIRST TIME BUYER(S) or INVESTMENT BUYER(S)

The property is currently tenanted at a rent of £1250 per month.

Located in the beautiful and highly popular village of Chartham is this two-bedroom end of terrace house with lovely views over the Chartham valley.

This end of terrace 2 bedroom house is located in the sought after village of Chartham. At the front of the property is a communal garden which is well maintained. You enter the central hallway which leads to a generous sized living room, kitchen diner with fully fitted white gloss units and access to the private, self-contained rear garden which is an amazing space for outdoor living and entertaining. Move upstairs and you will discover a bright, modern bathroom with a shower over bath in white gloss and chrome and two double bedrooms. The property has laminated flooring throughout and would make a great family home. The area has ample on road parking all available without the need for any parking permits. Council tax band B

The property is currently tenanted at a rent of £1,250 per month.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Sport and local amenities

Sporting and recreational opportunities nearby include: Golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beany House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Travel

Canterbury has two mainline railway stations, with Canterbury West offering the high-speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

Nearest train station: Chartham

Double glazed front entrance door to;

Entrance Hall

Radiator, stairs to the first floor landing with recess under, doors to;

Lounge

11'9" into alcove x 11'6" (3.6 into alcove x 3.52)

Front aspect double glazed window, radiator.





Kitchen / Diner

18'0" x 9'1" (5.49 x 2.78)

Rear aspect double glazed window with double glazed door to the garden, the kitchen is fitted with a range of eyelevel and base units and rolltop worksurfaces, inset gas hob with extractor fan and lvan, plumbing for a washing machine, 1½ bowl sink and drainer, radiator.

First floor landing

Access to the loft, built in cupboard, doors to

Bedroom 1

17'10" into recess x 10'2" into recess (5.44m into recess x 3.10m into recess)

2 x front aspect double glazed windows, radiator.

Bedroom 2

9'5" x 9'3" plus recess (2.88 x 2.83 plus recess)

Rear aspect double glazed window, radiator.

Bathroom

8'0" x 6'1" (2.46 x 1.86)

2 x rear aspect double glazed windows, bathroom suite comprising panelled bath with shower and screen, vanity wash hand basin, low level WC, fully tiled walls, radiator.

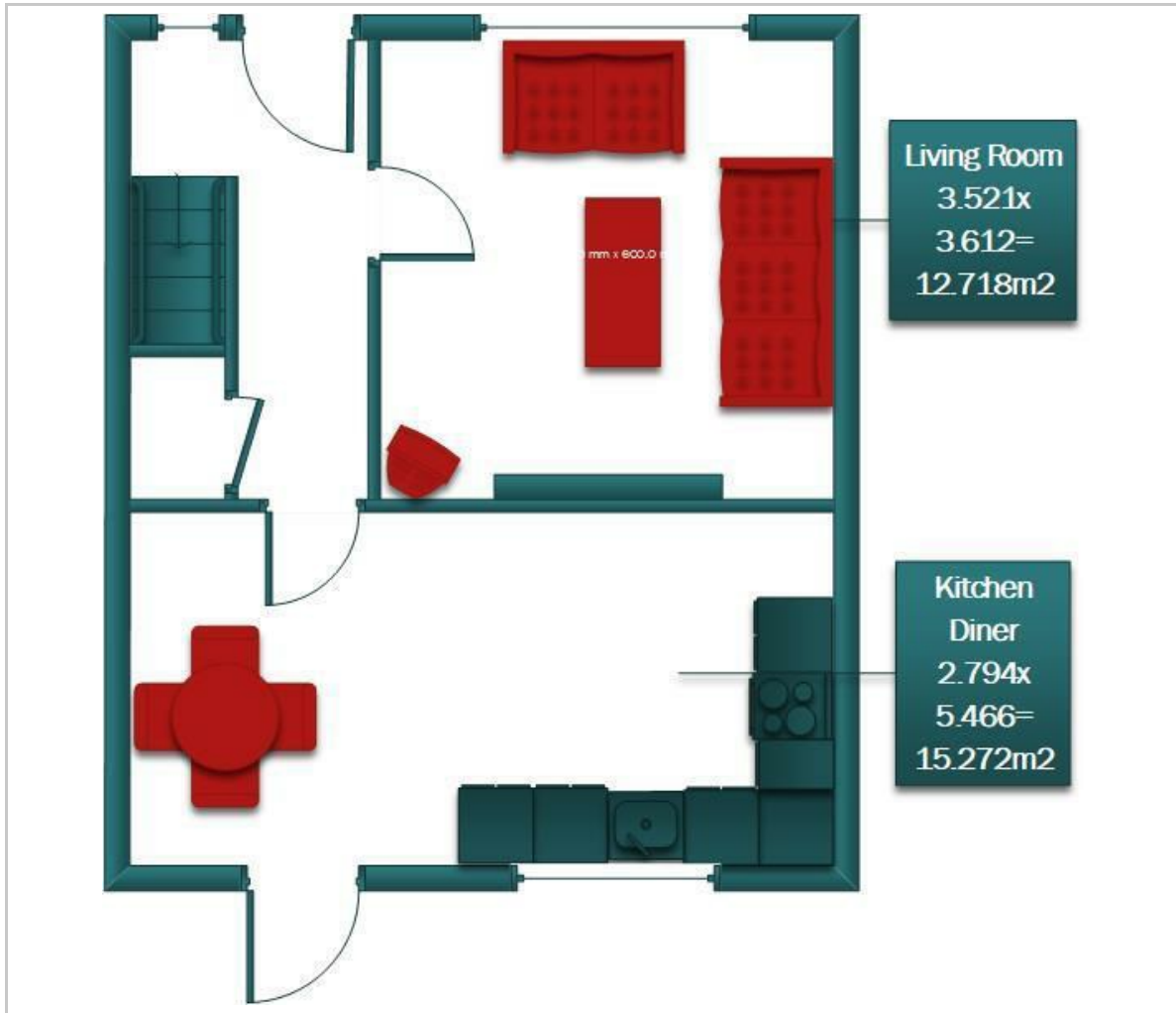
Rear Garden

19'2" x 16'2" to include the brick built store (5.85 x 4.94 to include the brick built store)

The garden is laid to patio with a gate to the rear.



Floor Plan



Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

