

Easington Place, Aylesham, Canterbury, CT3 3LQ

Asking Price £250,000

Sally Hatcher
estates



Easington Place

Aylesham, Canterbury CT3 3LQ

Nestled in the tranquil location of Easington Place, Aylesham, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two generously sized double bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious living and dining area, perfect for both relaxation and entertaining. There are patio doors leading into an enclosed rear garden. The well-appointed kitchen features a built-in larder/store cupboard, providing ample storage for all your culinary needs. A convenient WC is also located on the ground floor, enhancing the practicality of the layout.

The family bathroom is thoughtfully designed, ensuring comfort and functionality for all residents. The two double bedrooms offer a peaceful retreat, each providing plenty of natural light and space for furnishings.

Outside, the property boasts a delightful rear garden with side access, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the house comes with two allocated parking spaces, a valuable asset in this quiet area of Aylesham. Additional features include an electric car charging point and fully boarded loft.

This home is situated in a serene neighbourhood, making it perfect for those who appreciate a peaceful lifestyle while still being within easy reach of local amenities and transport links. With its combination of space, comfort, and convenience, this property is not to be missed.

Kent Property Management take care of the general maintenance on the estate - charge £128.71 every 6 months.

Viewings are strictly by appointment only.

Council Tax: B

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.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

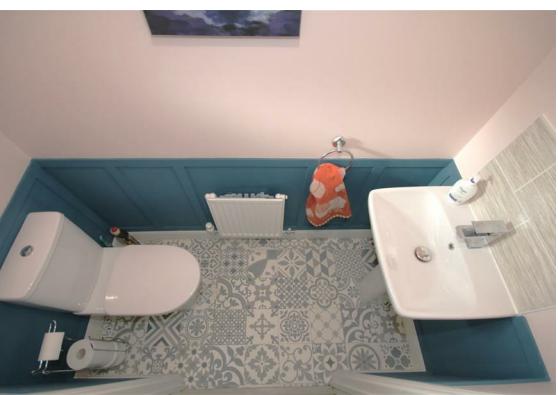
Entry/ Hallway

WC

5'8" x 2'8" (1.73 x 0.82)

Kitchen

7'7" x 6'1" (2.32 x 1.86)





Living Room
14'2" x 12'7" (4.32 x 3.85)

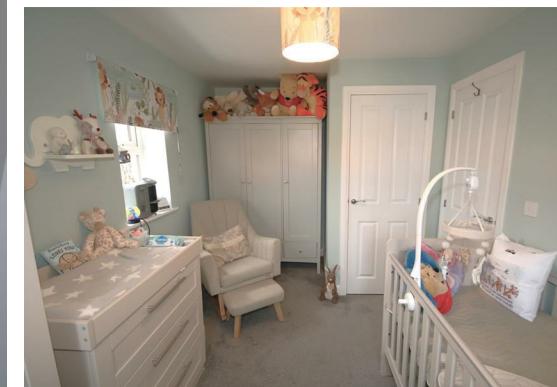
First Floor/ Stairs

Bedroom 1
12'7" x 8'9" (3.85 x 2.67)

Bathroom
6'0" x 5'8" (1.84 x 1.75)

Bedroom 2
12'7" x 7'9" (3.85 x 2.38)

Rear Garden



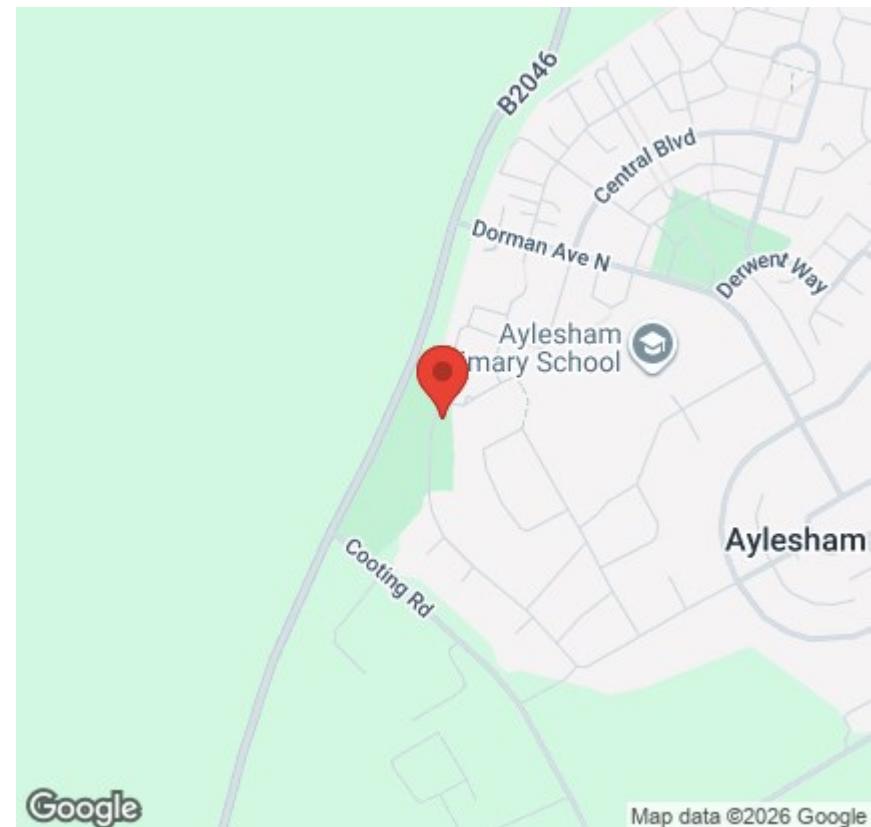
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		97
(81-91) B	83	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.