

Godfrey Gardens, Chartham, Canterbury, Kent, CT4 7TT

Asking Price £298,000

Sally Hatcher
estates



Godfrey Gardens

Chartham, Canterbury CT4 7TT

FIRST TIME BUYER(S) or INVESTMENT BUYER(S) - Benefit of no on-ward chain and Garage.





Nestled in the desirable St Augustine's village, Godfrey Gardens in Chartham offers a splendid mid-terrace house that is perfect for families and those seeking a vibrant community. Just three miles from the historic Canterbury City Centre, this property boasts an enviable location with easy access to local amenities and transport links.

The house features two reception rooms, providing ample space for relaxation and entertainment. The fully fitted kitchen diner comes equipped with all necessary white goods and triple water filter, making it a delightful space for family meals. A separate dining room, which can also serve as a fourth bedroom, opens through French and patio doors to the enclosed rear garden, creating a seamless indoor-outdoor living experience. A convenient WC cloakroom is also located on the ground floor.

On the first floor, you will find a comfortable bedroom and a spacious living room, which is enhanced by double Juliet balconies that invite natural light and offer lovely views. The second floor hosts the family bathroom, two additional bedrooms, including a master suite complete with built-in wardrobes and an en-suite bathroom, ensuring privacy and comfort.

The property is complemented by parking for two vehicles. The enclosed garden features a patio area, ideal for outdoor gatherings or quiet evenings.

Families will appreciate the nearby sports club and fields, which host various kids' clubs for football throughout the year, as well as a well-equipped gym for adults. With the nearest train station approximately a 30-minute walk away and a bus stop only two minutes on foot, commuting is made easy.

This property is offered with no onward chain, presenting a rare opportunity for both homebuyers and investors alike. Don't miss your chance to make this charming house your new home.
Nearest train station: Chartham (approximately 30 minutes' walk)
Nearest bus stop: Beech Avenue for buses 1, 1a (approximately 2 minutes' walk)

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a lovely family home.

Council tax band: D
Freehold

All viewings are strictly by appointment only.

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 be 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.

Kitchen
13'5" x 8'1" (4.109 x 2.468)

WC
6'8" (2.033)



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

