

Tile Kiln Hill, Blean, Canterbury, Kent, CT2 9EE

Asking Price £450,000

Sally Hatcher
estates



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Tile Kiln Hill

Blean, Canterbury CT2 9EE

This lovely family house in the village of Blean is just minutes from Kent College, St Edmund's, and Blean Primary Schools. A four/five double bedroom detached house with off road parking, you enter the property through a small porch which provides an excellent space for coats and shoes. Downstairs there is a large sitting room/dining room which overlooks the large rear garden and patio area which is perfect for summer barbeques or just for use as an outdoor living area. There is a modern fitted kitchen with built in oven and hob, space for washing machine, under counter fridge and a separate fridge/freezer. Two further ground floor rooms can be used as additional bedrooms or study/playrooms. Downstairs shower room and toilet. Upstairs there are three further bedrooms and family bathroom including a shower over the bath.

Council tax band: E
Freehold

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

Viewings strictly by appointment

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

9'10" x 10'3" (3.008 x 3.125)

Bedroom 1

13'6" x 8'11" (4.127 x 2.720)





Living Room
12'11" x 11'4" (3.939 x 3.469)



Dining Area
13'5" x 7'11" (4.099 x 2.428)

Bedroom 2
7'10" x 12'6" (2.404 x 3.833)

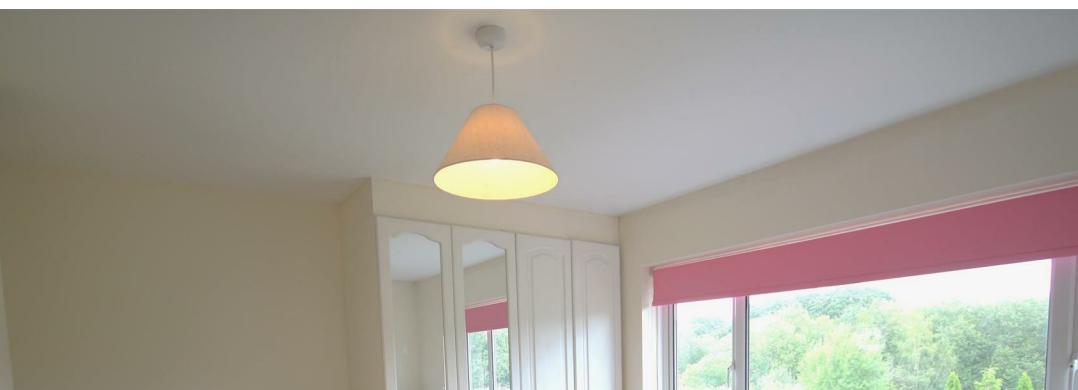
Shower Room
6'5" x 4'4" (1.966 x 1.330)

Bathroom
8'7" x 5'5" (2.621 x 1.674)

Bedroom 3
11'11" x 10'5" (3.639 x 3.188)

Bedroom 4
13'1" x 9'7" (4.007 x 2.930)

Bedroom 5
9'6" x 8'5" (2.907 x 2.582)



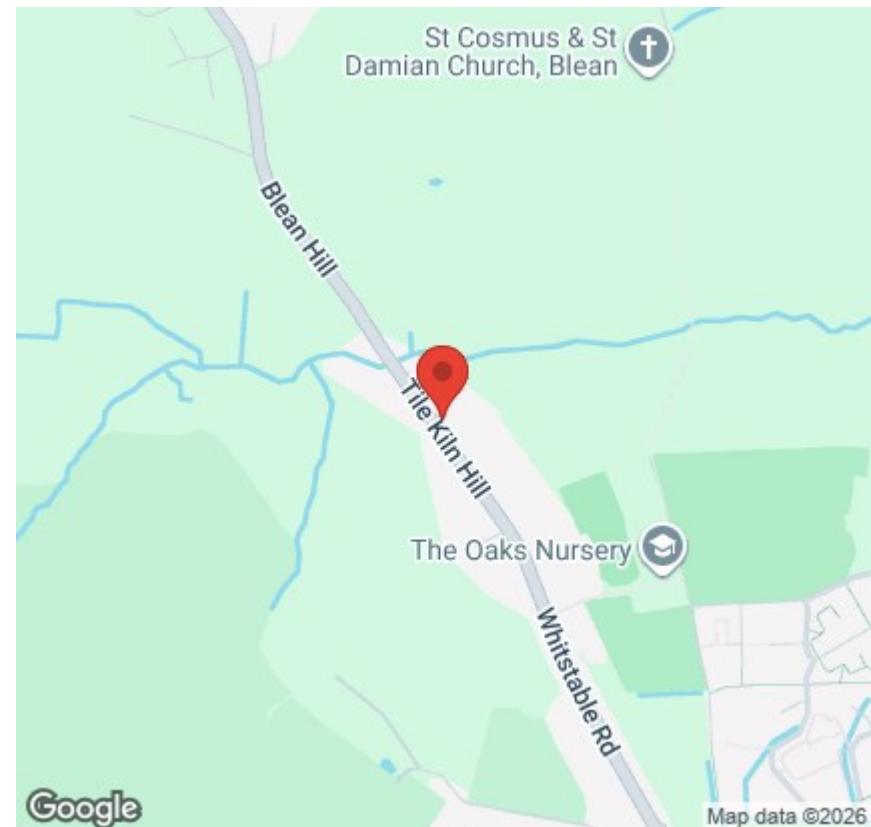
Floor Plan



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	82
(81-91)		B	
(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	80
(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.