



philip INDEPENDENT
ESTATE
AGENT
Jarvis



247 Shalmsford Street, Chartham, Canterbury, Kent. CT4 7PY.

£400,000

Property Summary

Presenting to the market an incredibly well presented fully refurbished home located in the sought after village of Chartham near Canterbury.

The current owners has spent much time and energy developing this property to present it to the standard shown today. There is a brand new kitchen, rear double glazing, bathroom and gas central heating system.

To the ground floor there is a large entrance hall, lounge, kitchen/dining room and WC. To the first floor there are four well proportioned bedrooms and a comfortable four piece family bathroom.

Externally there is large lawned areas to both the front and rear garden, there is also a block paved driveway for several vehicles. Located on the edge of Canterbury you are able to easily access to the city centre as well as being able to take advantage of village life with open aspect views to the front.

The property really has a lot to offer so please book a viewing without delay to avoid disappointment.

Features

- Four Bedroom End Of Terraced House
- Brand New Double Glazing & Gas Central Heating
- Large Rear Garden
- EPC Rating: G
- Fully Refurbished Throughout
- Ample Off Road Parking
- No Forward Chain
- Council Tax Band: C

Ground Floor

Front Door To

Double glazed window to side. Radiator. Stairs to first floor landing. Wall cupboard housing consumer unit.

Kitchen/Dining Room

Two double glazed windows to side. Double glazed sliding doors to rear. Radiator. Brand new fitted kitchen with range of wall and base units. Work top. Integrated appliances to include electric oven. Hob with extractor over. Dishwasher, sink and drainer. Wall mounted Vaillant boiler. Space for white goods.

Lounge

Two sets of double glazed windows to front. Two radiators.

Cloakroom

Understairs cloakroom. Low level WC with integrated hand basin. Fully tiled walls.

First Floor

Landing

Hatch to loft access. Radiator.

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to front Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Double glazed frosted window to side. Four piece to include panelled bath with shower attachment, corner shower cubicle, low level WC and wash hand basin with cupboards underneath. Chrome heated towel rail. Extractor. Fully tiled walls.

Exterior

Front Garden

Mainly laid to lawn. Block paved pathway. Outside tap. Side access. Step to front door. Covered porch.

Rear Garden

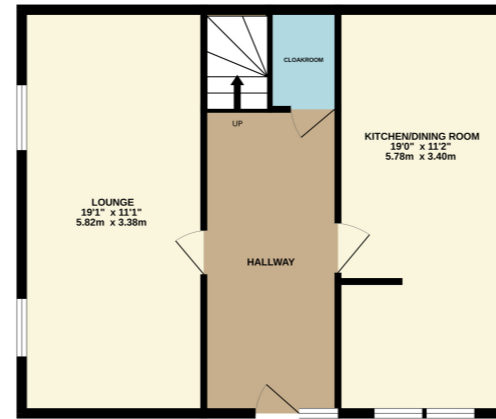
Mainly laid to lawn, Raised paved patio area and a split level with steps. Side access.

Parking

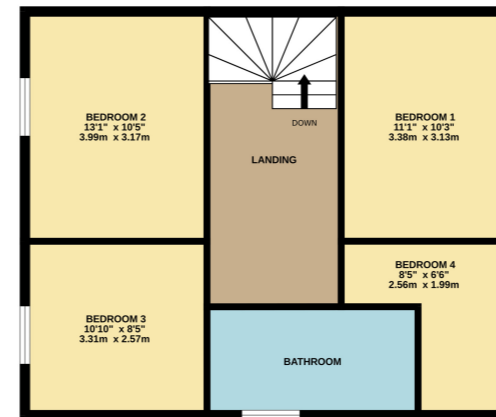
Block paved driveway for several vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	77
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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