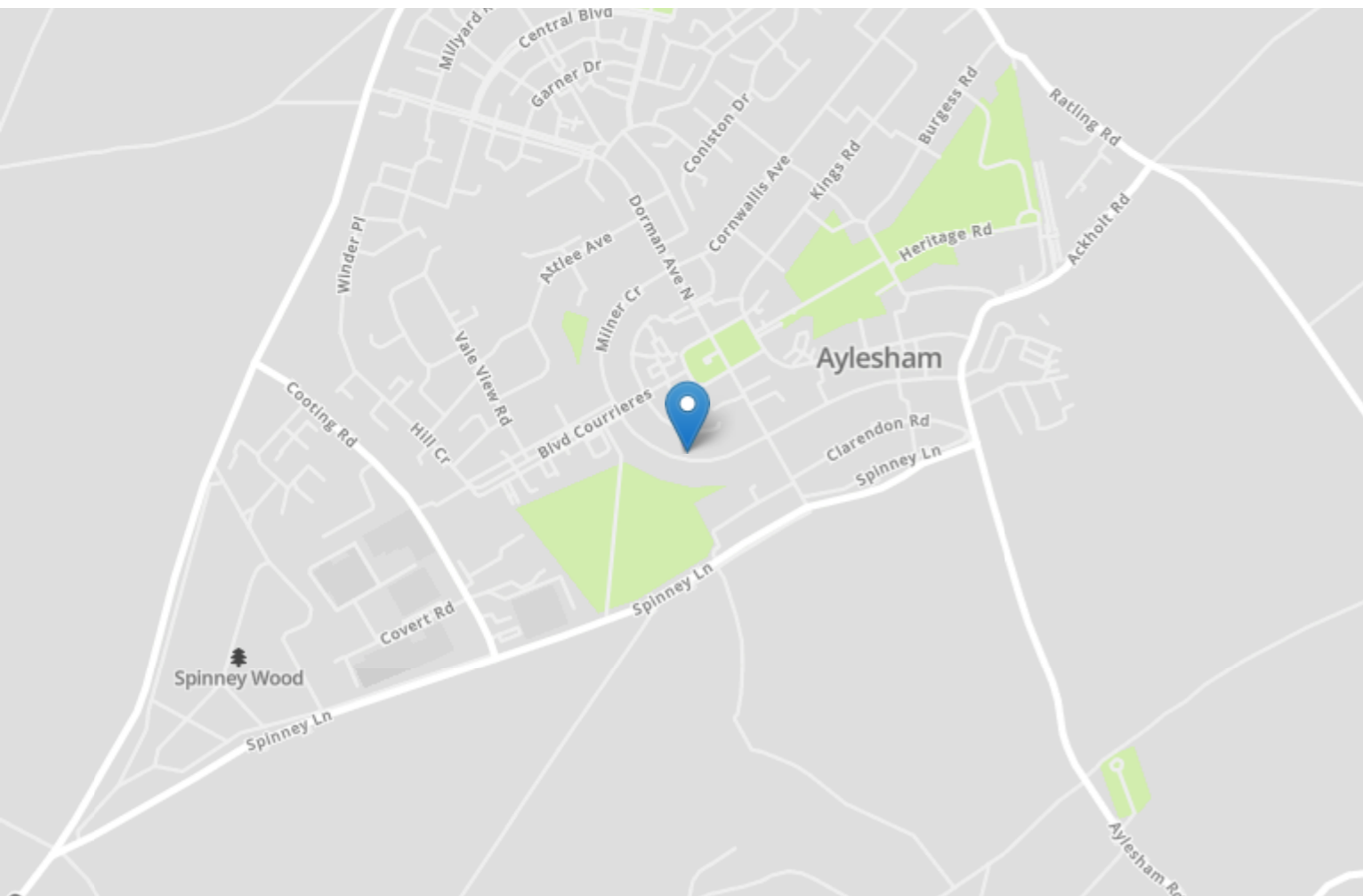


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



20 Milner Crescent

AYLESHAM, Canterbury
CT3 3BH

£250,000 FREEHOLD

Draft Details...Price Range £250,000 to £260,000 | Off Street Parking For Three Cars | Beautiful Two Bedroom Semi Detached House | Beautiful Rear Garden | Close Proximity To Railway Station | Burnap + Abel are delighted to offer onto the market this fabulous two bedroom semi detached house located in the highly sought after Milner Crescent, Aylesham, Canterbury. The property is in very good condition throughout and the accommodation boasts a lounge with multi fuel burner, kitchen, two double bedrooms and a bathroom. Additional benefits include a beautiful rear garden, off road parking for three cars, two toilets, conservatory, double glazing and gas central heating (boiler serviced 2023). The popular village of Aylesham offers a wide range of amenities within walking distance. For those who commute or wish to explore the surrounding areas, excellent train and bus links are easily accessible, with the City of Canterbury just a short drive away. For your chance to view call sole agents Burnap + Abel on 01304 279107.



Entrance Hall

Tiled floor, radiator, carpeted stairs to the first floor

Lounge

14' 0" x 11' 5" (4.27m x 3.48m) Multi fuel burner, radiator and double glazed window.

Kitchen

10' 10" x 6' 8" (3.30m x 2.03m) A mix wall and base units, space for cooker and fridge freezer, wall mounted boiler, doors to garden and conservatory.

Bathroom

6' 8" x 5' 11" (2.03m x 1.80m) Bath with electric shower, low level W.C., wash hand basin, heated towel rail and frosted double glazed window.

Conservatory

10' 6" x 7' 3" (3.20m x 2.21m) Radiator and space and plumbing for a washing machine.

First Floor Landing

Carpeted stairs, double glazed window and doors leading to;

Bedroom One

16' 1" x 10' 0" (4.90m x 3.05m) Large double bedroom with carpeted floor, built in wardrobes, radiator and double glazed windows.

Bedroom Two

10' 11" x 8' 3" (3.33m x 2.51m) Double bedroom with laminate floor, radiator and double glazed window.

W.C.

Low level W.C., wash hand basin and double glazed window.

Garden

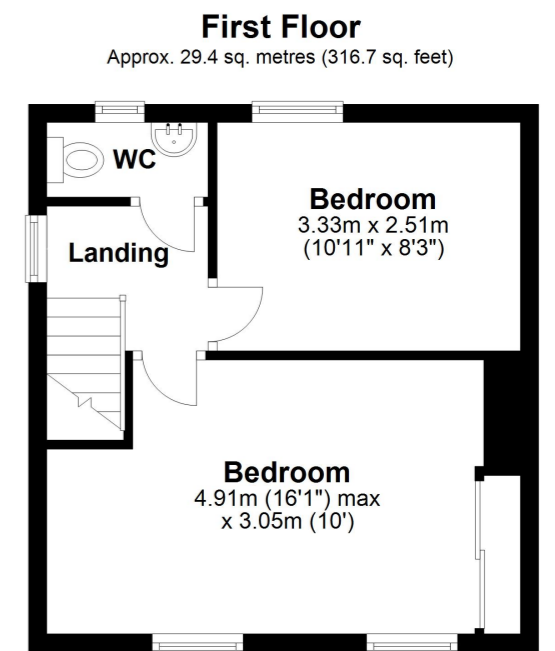
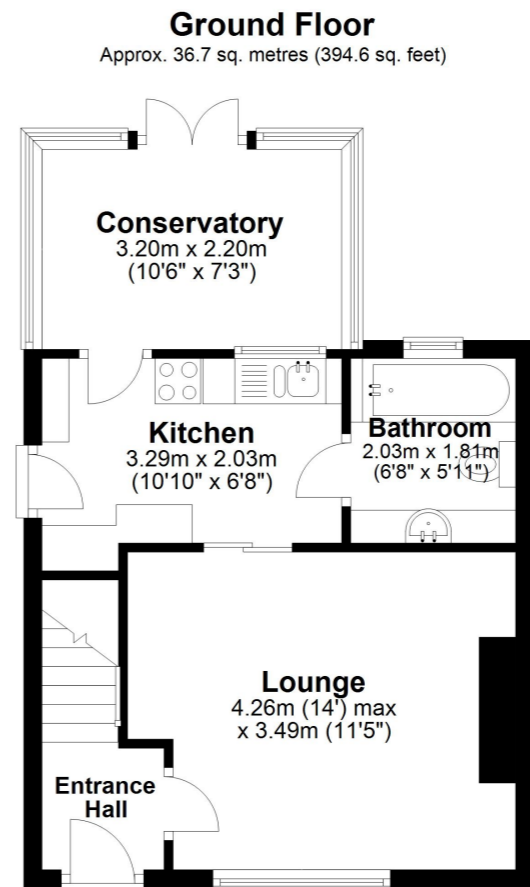
The beautiful rear garden has a patio seating area to the immediate rear of the house, a large lawned area and numerous trees, hedges and plants giving a great deal of privacy from the neighbouring properties. Insulated shed with power that potentially could be used as an office space. Side access.

Off Street Parking

The property has off street parking for three cars.

Area Information

Aylesham is a thriving village, with a central Co-op, a primary school, medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

