



Corminster Avenue, Aylesham, Canterbury

Guide Price £290,000 Freehold

3 bedroom end-terraced house for sale

Description

This Modern Three Bedroom End of Terrace House is ideally located in the village of Aylesham in Kent, this lovely family home is only just over 5 years old and still has a warranty until December 2028. The village is a great place to bring up a young family, there is a local primary school within walking distance of the house, there is also a good range of local shops, this includes the local Co-Op supermarket, which has become the hub of the village community. You will also find a local leisure centre with a gym and there is a great bus service too, there is a railway station which provides access to London, Canterbury and Dover. As soon as you arrive outside this property, you are sure to be impressed, the road is quiet and there is plenty of parking bays for visiting family and friends. Once you cross the threshold, you will feel instantly at home, the entrance hall is well decorated with grey wood effect flooring and white plastered walls, to the right hand side you will find the essential downstairs WC, which is ideal for family life. Then you enter the bright and sunny living room, this space is neutrally decorated and a really nice room, there is a modern fitted wall unit and plenty of space to relax as a family. The kitchen/diner is at the rear of the house, there are French doors leading out to the garden and another double glazed window, so the room is full of sunlight, there is a range of grey fitted units and complimentary work surfaces, there are also some integrated appliances and loads of room for a good sized dining table. Upstairs there are three bedrooms, the master has an en-suite shower room and the other



two bedrooms are at the rear of the property, you will also find a luxury bathroom which includes a TV on the wall, so you can chill out after a busy day. Outside to the rear is a lovely garden, there is a decked area to sit and soak up the sunshine, with a fitted sofa seat, there are also some lights for the evenings, there is also a patio area, perfect for barbeques, the lawned area is a good size and this leads to a large garden shed, which has power and light, and some more decking with a gate to the rear for access. There is parking at the back for 2 vehicles, the property also has an outside tap and external power points, VIEWING HIGHLY RECOMMENDED

Council Tax Band: B

Tenure: Freehold

Tenure

Freehold

Ground Floor



First Floor





Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
 Oatley & O'Connor Ltd - Head Office
 Oatley & O'Connor, 27 Castle Street, Canterbury, Kent CT1 2PX
 Tel: 01227 903156 Email: james@oatleyandoconnor.com Website:
<https://oatleyandoconnor.com/>

