



# Harrison Road, Aylesham, Canterbury

Guide Price £250,000 Freehold

2 bedroom terraced house for sale

## Description

This modern terraced house is ideally located in the modern development in the popular village of Aylesham. The village has so much to offer with an array of shops, a leisure centre & a fantastic primary school. There are great transport links with bus routes, a train station and a short drive to the A2 to get to Canterbury and other surrounding areas. The property was built in 2016, so still has almost a year left on the build warranty, therefore the property is very modern. The house is set in a quiet road with a carport to the rear and two allocated parking spaces as well as plenty of visitors parking spaces in the surrounding area. On the ground floor the modern integrated kitchen is at the front of the property with a good range of white fitted units and polished wooden work surfaces, the large lounge/diner is at the rear of the house and is a fabulous size, with French doors leading out to the garden, there is also a downstairs WC and two storage cupboards. The first floor has two double bedrooms and a family bathroom, the main bedroom is a lovely size, with built in wardrobes and your very own ensuite shower room, this is very rare for a two bedroom house so this property is sure to stand out from the crowd. The rear garden is a good size with a patio and lawn and it's very private, there is rear access to a walkway, this leads to the carport and parking off the road for two cars. This will be a great house for first time buyers as well as anyone who would like a modern house in a village location, viewing is highly recommended.

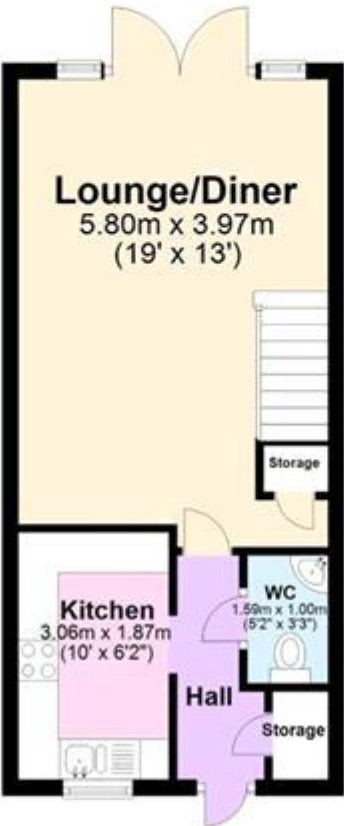


Council Tax Band: B  
Tenure: Freehold  
Parking options: Garage  
Garden details: Rear Garden

**Tenure**  
Freehold



Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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