



8 Old Garden Court, Chartham

Offers Over £350,000 | £1,200 pcm

8 Old Garden Court

Chartham, Canterbury

*** Development opportunity ***** Subject to relevant permissions we are led to believe there is potential to create two additional bedrooms and an en suite in the loft ***Miles & Barr are delighted to be offering this two bedroom townhouse located in the village of Chartham near Canterbury. Part of the St Augustine's development, an interesting and unusual home converted from one of the old hospital buildings, this home is modern and well kept plus has wonderful period features such as large sash window and very high ceilings with detailed coving. To the ground floor you will find an entrance hall, living room with French doors to the conservatory, modern kitchen-breakfast room, WC. To the first floor are two well proportioned bedrooms and the main family bathroom. To the outside of the property there is a front garden which is laid to lawn with mature shrubs and bushes. The rear garden has a patio and lawn area and hedges and plants giving a great deal of privacy from the neighboring properties. A garage provides storage and there is off street parking to the rear. Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property.\nProperty Overview - Council Tax band: C

- Off Street Parking
- Bright And Spacious
- Original Features
- Two Bedroom Home
- Popular Residential Area In The Village
- Short Drive To Canterbury
- Garage (excluded if let)





Entrance

Kitchen

Dimensions: 3.02m x 2.03m (9'11 x 6'08).

Lounge

Dimensions: 4.50m x 4.06m (14'09 x 13'04).

Conservatory

Dimensions: 3.86m x 2.77m (12'08 x 9'01).

WC

First Floor

Bedroom One

Dimensions: 4.01m x 2.54m (13'02 x 8'04).

Bedroom Two

Dimensions: 3.99m x 2.44m (13'01 x 8'63).

Bathroom

Dimensions: 2.03m x 2.24m (6'08 x 7'4).

Loft Space

Dimensions: 4.57m x 7.29m (15' x 23'11).

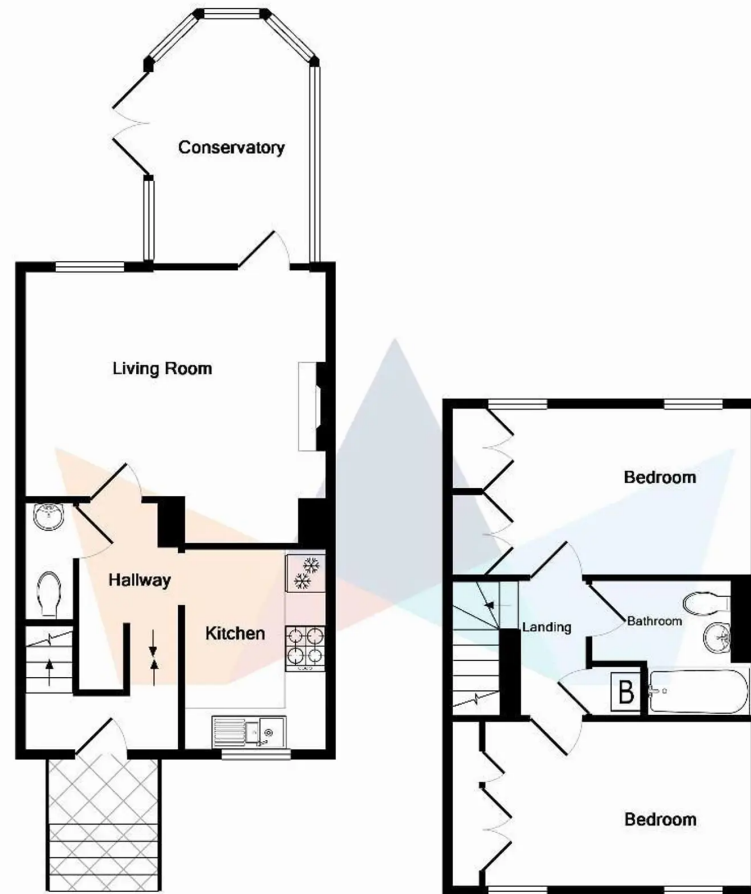
External

Rear Garden

Off Street Parking

Garage





GROUND FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(432 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.5 SQ.M. (770 SQ.FT.)
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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure