



Connells

Millyard Road
Aylesham Canterbury

Millyard Road Aylesham Canterbury CT3 3FN

for sale
£280,000



Property Description

This well presented, three bedroom, end of terrace home would make an ideal first time buy in a popular development within distance of Canterbury and Dover.

The ground floor features a welcoming entrance hall, a bright and generous living room, and a modern kitchen/dining area providing the perfect space for both everyday living and entertaining. The kitchen enjoys ample worktop and storage space, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property enjoys a private rear garden, perfect for relaxing or entertaining during the warmer months. The home also benefits from allocated parking, with electric car charging point, providing convenience for homeowners and visitors alike

Located close to local amenities, reputable schools, and excellent transport links, this fantastic home combines comfort, practicality, and modern living.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Living Room

15' 1" Max x 14' 8" Max (4.60m Max x 4.47m Max)

Kitchen

12' 4" x 8' (3.76m x 2.44m)

Cloakroom

Landing

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m)

En Suite Shower Room

Bedroom Two

12' 4" x 8' 6" (3.76m x 2.59m)

Bedroom Three

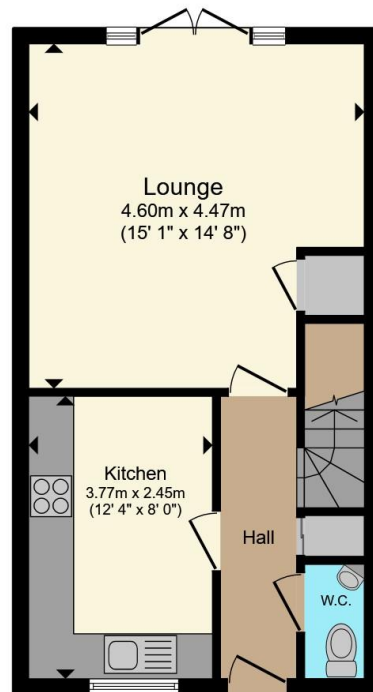
8' 11" x 6' 6" (2.72m x 1.98m)

Family Bathroom

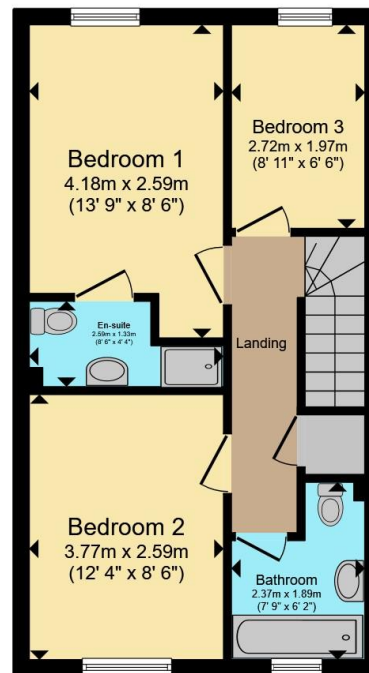








Ground Floor



First Floor

Total floor area 75.7 m² (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
CANTERBURY CT1 2UD

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407356



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY407356 - 0003