



# Gipps Avenue, Saxon Fields, Canterbury

Guide Price £126,000 Leasehold

3 bedroom semi-detached house for sale

## Description

**\*\* 30% SHARED OWNERSHIP \*\*** This Three Bedroom Modern Semi-Detached Pentland Home is offered for sale with NO CHAIN and is presented in excellent condition throughout. Located on the Saxon Fields Development in Canterbury, the property is in a great place for young families, there are several good schools nearby and a large supermarket, there is also a good range of shops and Canterbury City Centre is within easy reach. The house is also well located for countryside walks and the development is quiet, with plenty of parking spaces. As soon as you arrive outside this property, you are sure to be impressed, the house has plenty of kerb appeal and a driveway with parking for at least 3 cars. You enter into a large hallway, there are three good sized storage cupboards here and access to the utility/wc. The main living space is lovely and light with full height sliding doors, there are shutters for privacy (subject to negotiation) and the room has high ceilings, there is also plenty of space for a sofa and a dining table and the modern integrated kitchen is open plan to this area, the kitchen has a good range of appliances and fitted grey units with complimentary work surfaces. Upstairs the house has three good sized bedroom and a family bathroom, there is also another storage cupboard too. Outside there is a pretty front garden and a good sized rear garden with a patio, shed, lawned area, side access and a fenced surround.  
**VIEWING ADVISED**



Council Tax Band: D

Tenure: Leasehold (123 years)

Ground Rent: £0 per year

Service Charge: £59 per year

Shared Ownership: 30% being sold, £812 per month rental payments

Parking options: Driveway

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

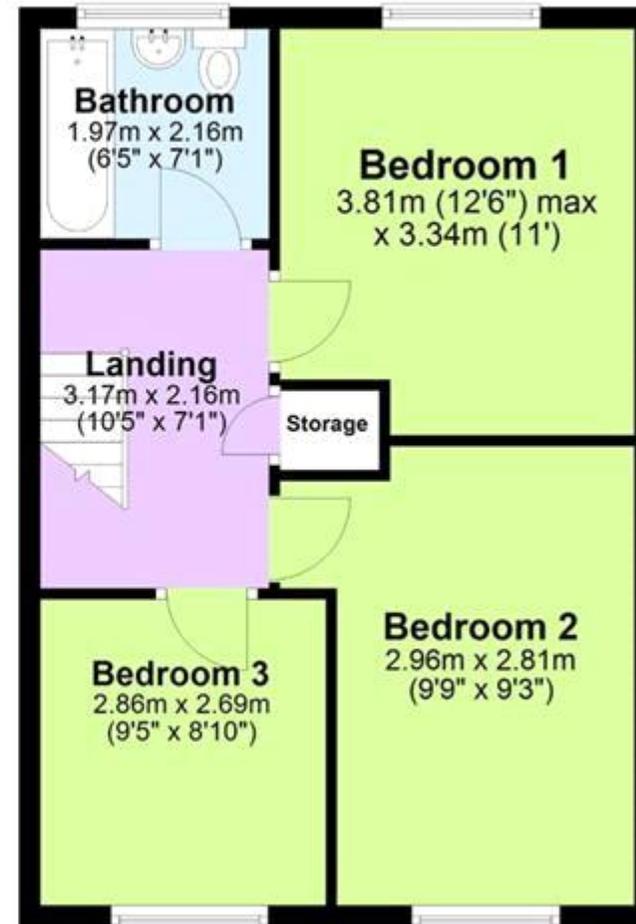
## **Tenure**

Leasehold

### Ground Floor



### First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</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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