



**miles  
&barr**

**17 THE ELMS**  
**CANTERBURY**

**£1,100 PCM**



- Brand New Development
- En-Suite to Master Bedroom
- Good Size Garden With Patio

- Off Street Parking
- Integrated Bosch Appliances

## ABOUT

**\*BRAND NEW FAMILY HOME\*** Miles and Barr are pleased to bring to the market this brand new three bedroom end of terrace house, situated in The Elms, a pretty development in a quiet village location. Offering light and spacious accommodation, the ground floor has Amtico grey flooring throughout, cloakroom, great sized kitchen/diner with white cupboards, integrated Bosch kitchen appliances which include induction hob, extractor, double oven, dishwasher and freestanding Hoover washer/dryer. There's a handy large cupboard under the stairs and the lounge is the width of the house with double doors onto the garden which is laid with lawn and patio. Upstairs is carpeted grey, there are three generous bedrooms, a family bathroom with shower/bath and an en-suite to the master. It also benefits GCH, DG, an alarm system and off street parking for two cars. Council tax band TBA. No smokers, pets negotiable.

## LOCATION

The village has a public house, church and village hall with wider facilities being offered in nearby Sturry, just over a mile away, which has a range of local shops and the highly regarded Junior King's School. Less than four miles away is the World famous Cathedral City of Canterbury with its many historical and cultural interests, excellent shopping centre and a good selection of schools, colleges and universities. Sporting amenities include swimming pools, a sports centre, a good selection of golf courses in and around Canterbury while the Spitfire Ground, St.Lawrence is home to Kent County Cricket Club. There are also good transport connections with Sturry mainline railway station connecting directly to London as well as Canterbury West and Ashford International which both operate on the high speed rail network. The A2 which is close by, links to the M2 and M25 giving good access to London, the Port of Dover and surrounding areas.

## DESCRIPTION

Ground Floor

Hall

WC

Kitchen/Diner 18'3 x 8'10 (5.56m x 2.69m)

Lounge 16'2 x 11'9 (4.93m x 3.58m)

First Floor

Landing

Bedroom 13'0 x 8'10 (3.96m x 2.69m)

En-suite Shower Room

Bedroom 11'9 x 6'10 (3.58m x 2.08m)

Bedroom 11'9 x 8'10 (3.58m x 2.69m)

Bathroom



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

