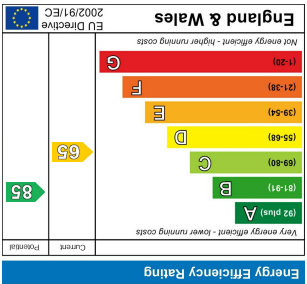


www.milesandbarr.co.uk/referral-fee-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t. 01227 200600 e. canterbury@milesandbarr.co.uk



42 ST. PETERS GROVE
CANTERBURY



42 ST. PETERS GROVE
CANTERBURY

OFFERS OVER £260,000

- Three Bedroom Terrace Home
- »LET FOR 2020/21 at £13200 Per Annum
- Rear Garden
- Short Walk to Canterbury West Station
- Great Investment
- Viewing Recommended
- Stone Throw From City Centre

LOCATION

LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

As the property is situated within the St Lawrence Ground home of Kent County Cricket Club any avid cricket fan will have all the joys of county cricket on hand as well the ambience of the ground on event days alike. Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

ABOUT

****Tenants In Situ****

Miles and Barr are delighted to offer to the market this three bedroom terraced home situated in the centre of Canterbury just a stone's throw to the high street and a short walk to Canterbury West Train Station. This home would make a great investment for landlords. CURRENTLY LET FOR 2020/21 at £13200 Per Annum.

The ground floor accommodation comprises of the lounge/double bedroom with a decorative period fireplace, dining room and kitchen. To the first floor you will find two double bedrooms, one benefiting from another room which could be used as a walk in wardrobe or another single bedroom. Outside is a rear garden which is low maintenance. Please call Miles and Barr to arrange all viewings.

DESCRIPTION

Entrance Hallway

Lounge 13'01 x 7'11 (3.99m x 2.41m)

Dining Room 11'02 x 11'04 (3.40m x 3.45m)

Kitchen 8'07 x 6'06 (2.62m x 1.98m)

Bathroom 6'08 x 5'04 (2.03m x 1.63m)

First Floor Landing

Bedroom One 11'02 x 11'02 (3.40m x 3.40m)

Bedroom Two 11'04 x 11'02 (3.45m x 3.40m)

Bedroom/Dressing Room 9'06 x 6'07 (2.90m x 2.01m)

