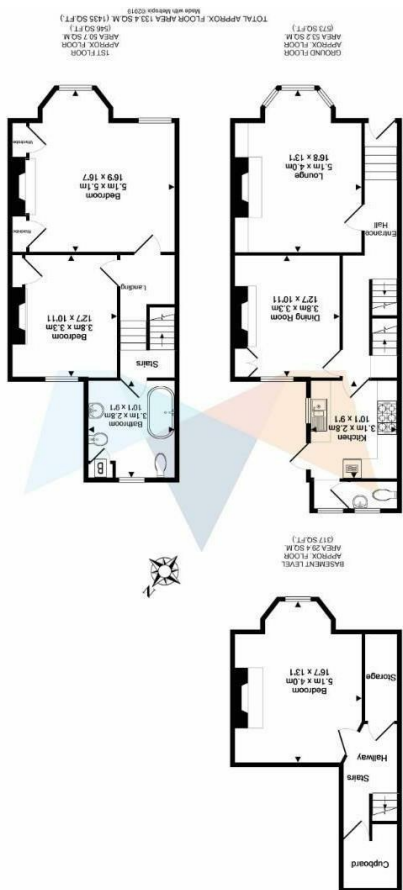
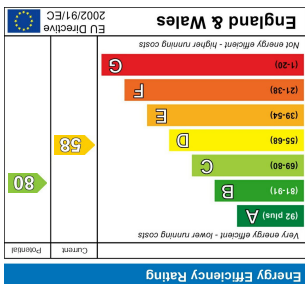


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: www.milesandbarr.co.uk/referral-fee-disclosure



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14 VERNON PLACE
CANTERBURY



14 VERNON PLACE CANTERBURY

OFFERS OVER £475,000

- Three/Four Bedroom Character Home
- Well Presented Throughout
- Two Reception Rooms
- Converted Cellar
- 0.2 miles to Whitefriars Shopping Centre
- 0.5 miles to Canterbury East train station
- Ideal Family Home
- Viewing Recommended

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

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the 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

****FIVE MINUTE STROLL TO CITY CENTRE****

Miles and Barr and delighted to offer to market this three bedroom character home within a highly desirable South Canterbury location. This Victorian property has a wealth of period features including original stained glass, ceiling roses, fireplaces, wooden floors and an imposing double-height dining room. The property also comes with planning permission for a kitchen extension and attic conversion (CA//19/01102).

The ground floor accommodation comprises the entrance hallway, lounge with feature bay windows, imposing dining room, fitted kitchen and separate WC. A brand new Smart Boiler has been installed (Worcester Bosch).

To the lower ground floor you will find a third bedroom (currently used as a cinema room), a good-sized cellar and small additional room which could be used as a small study or storage area.

Upstairs you will find a large master bedroom, a second double bedroom with direct views of the cathedral and family bathroom with large roll-top bath, bidet and wash basin.

Outside, the property benefits from a reasonable sized courtyard garden with outdoor lighting and new fence panelling.

The property is ideally located within a five minute walk to the city centre and a ten minute walk to Canterbury East train station. This would make a lovely family home and early viewing is highly recommended.

DESCRIPTION

Entrance

Lounge 16'8" x 13'1" (5.08m x 3.99m)

Dining Room 12'7" x 10'11" (3.84m x 3.33m)

Kitchen 10'1" x 9'1" (3.07m x 2.77m)

WC

Lower Ground Floor

Bedroom 16'7" x 13'1" (5.05m x 3.99m)

Storage Space

First Floor

Bedroom 16'9" x 16'7" (5.11m x 5.05m)

Bedroom 12'7" x 10'11" (3.84m x 3.33m)

Bathroom 10'1" x 9'1" (3.07m x 2.77m)

External

Rear Garden

