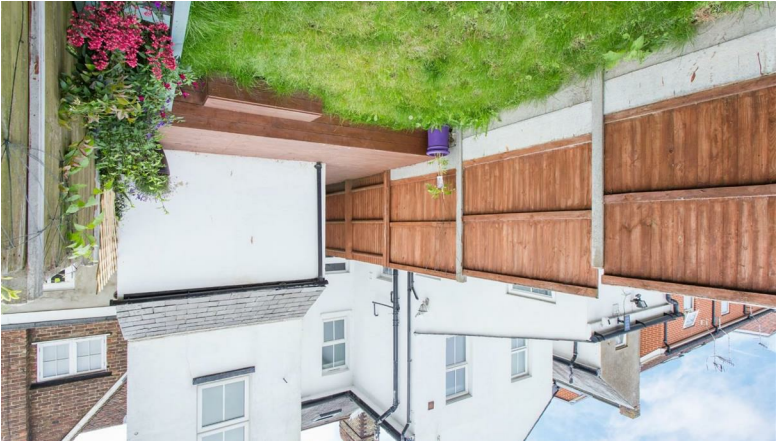


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
89	66
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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Relocation
PLATINUM MEMBER

2020/2021

The Property
Ombudsman

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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miles&barr

...valuing people, not just property

294 WINCHEAP
CANTERBURY



294 WINCHEAP
CANTERBURY

OFFERS IN EXCESS OF £260,000

- Two Bedroom Terraced Home
- Additional Parking Available Outside Property
- Ground Floor Shower Room
- Off Street Parking For One Car
- Family Bathroom
- Walking Distance To City Centre
- Approx 0.5 Miles To Canterbury East Train Station
- Viewing Recommended

LOCATION

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

Miles and Barr are delighted to offer to the market this two bedroom terraced home situated just a stones throw to Wincheap Retail Park and within walking distance to the city centre, along with Canterbury East Train Station. The property has been recently redecorated and is ready to move into, making this a great first time buy or investment. The ground floor accommodation comprises of the lounge, dining room, kitchen and shower room. To the first floor are two good sized bedrooms and family bathroom. To the rear of the property is patio garden with a shingle seating area. The property also benefits from off street parking for one car.

Contact Miles and Barr to arrange your viewing.

DESCRIPTION

Ground Floor

Lounge 14'2" x 11'6" (4.32m x 3.53m)

Dining Room 11'8" x 11'10" (3.56m x 3.61m)

Kitchen 9'3" x 6'11" (2.82m x 2.13m)

Shower Room

First Floor

Bedroom 11'8" x 11'8" (3.58m x 3.58m)

Bedroom 12'4" x 11'8" (3.76m x 3.58m)

En-Suite

