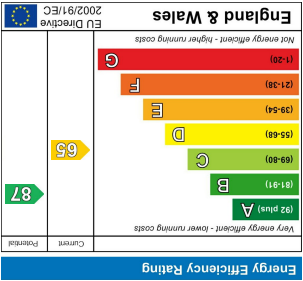
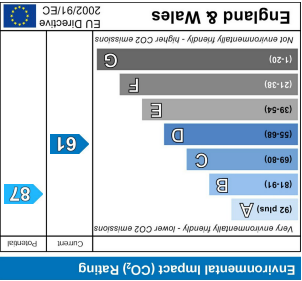


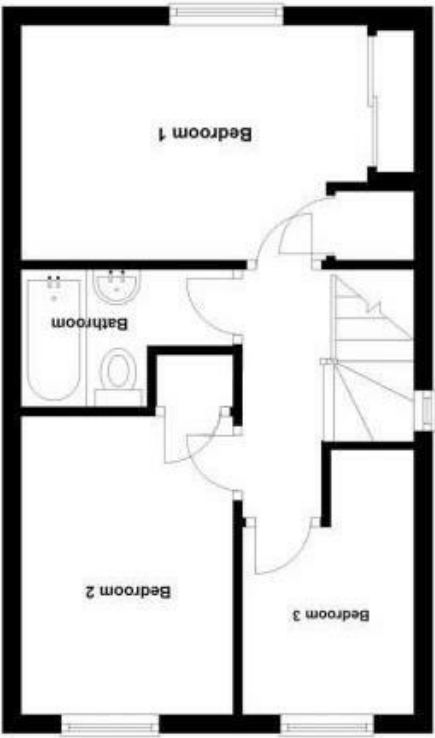
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



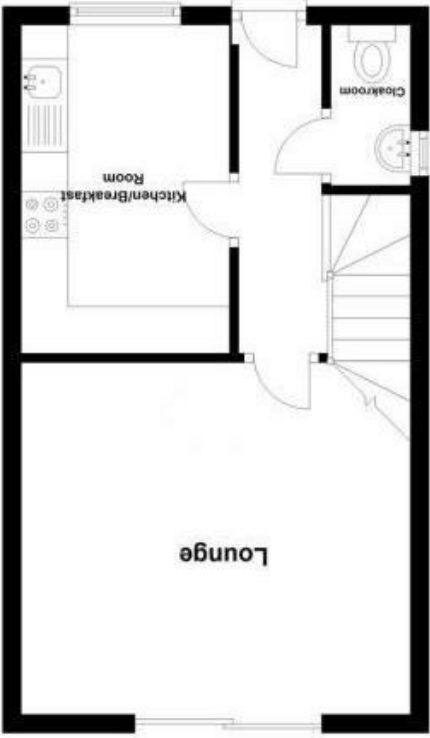
14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t. 01227 200600 e. canterbury@milesandbarr.co.uk



All floorplans are approximate measurements.
Plan produced using PlanUp.



First Floor



Ground Floor

8 CHINEHAM WAY
CANTERBURY



8 CHINEHAM WAY
CANTERBURY

£299,500

- Three Bedroom End Of Terrace Family Home
- Garage And Driveway Parking
- Quiet Cul-De-Sac Location
- Good Sized Living Accommodation
- Rear Garden
- Walking Distance To City Centre
- Stones Throw To Canterbury East Train Station

ABOUT

Miles and Barr are delighted to offer to the market this three bedroom end of terrace home located within walking distance to both the city centre and Canterbury East train station. The property benefits from a garage which is currently used as a work studio and also driveway parking. The ground floor accommodation comprises the lounge with french doors opening to the rear garden, well equipped kitchen/breakfast room and cloakroom. Upstairs you will find three good sized bedrooms and the family bathroom. The rear garden is laid to lawn and offers side access to the garage and front. The property is situated in a quiet cul-de-sac location all whilst being close to local amenities and transport links. Contact Miles and Barr to arrange your viewing.

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 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).

DESCRIPTION

GROUND FLOOR

Cloakroom/WC

Lounge 13'08" x 12'05" (4.17m x 3.78m)

Kitchen/Breakfast Room 11'07" x 7'04" (3.53m x 2.24m)

FIRST FLOOR

Bedroom 13'09" x 8'03" (4.19m x 2.51m)

Bedroom 10'0" x 7'04" (3.05m x 2.24m)

Bedroom 9'04" x 6'01" (2.84m x 1.85m)

Bathroom

OUTSIDE

Driveway

Garage

Rear Garden

