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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 only 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:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A	(81-91)
		B	(69-80)
		C	(55-68)
		D	(39-54)
		E	(29-38)
		F	(21-28)
		G	(1-20)
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	84
England & Wales			

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Relocation

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The Property Ombudsman

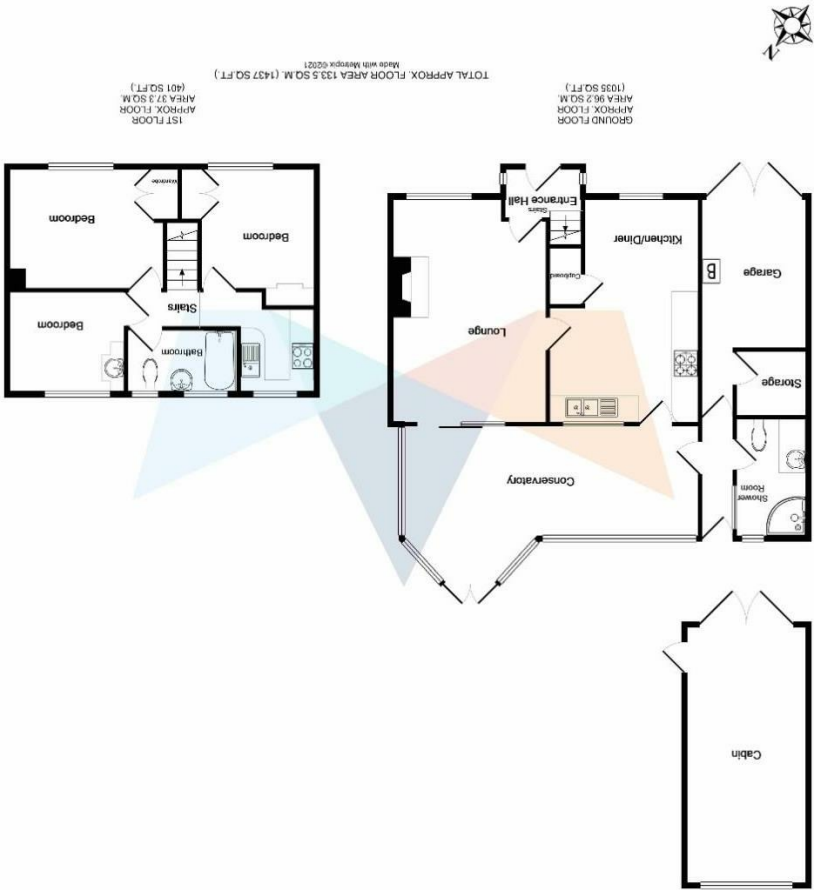
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miles & barr

YOUR PROPERTY AGENT



23 GLEN IRIS AVENUE, CANTERBURY



23 GLEN IRIS AVENUE
CANTERBURY

OFFERS OVER £450,000

- Three Bedrooms
- Semi Detached
- Perfect Family Home
- Short Walk To Blean And Canterbury Centre
- Large Driveway
- Sunny Rear Garden
- Integral Garage
- 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

**** POPULAR RESIDENTIAL LOCATION****

Miles and Barr are delighted to offer to the market this large and versatile three bedroom home in the popular location of Glen Iris Avenue. Situated just a short walk from the City Centre, the property is also in the catchment area for the Ofsted "Outstanding" Blean Primary School. With there being a second kitchen located to the first floor, the property has previously been separated as two accommodations. This makes the property perfect for investors as well as families. The ground floor accommodation comprises entrance hall, spacious lounge, kitchen/ diner, large conservatory, shower room and integral garage. The first floor consists of three sizeable bedrooms, the family bathroom and a separate kitchen. To the rear benefits from a peaceful rear garden, mainly laid to lawn and backing onto fields. There is also an out building with electrics to the rear. To the front of the property you will find a garden and a large driveway for multiple cars, leading to the garage. Please call Miles and Barr as the sole agent to arrange all viewings.

...draft details, this brochure is yet to be signed off by the vendor.

DESCRIPTION

Entrance

Lounge 17'02 x 11'11 (5.23m x 3.63m)

Conservatory 12'0 x 23'10 (3.66m x 7.26m)

Kitchen/Diner 11'11 x 17'03 (3.63m x 5.26m)

Shower Room 9'01 x 4'07 (2.77m x 1.40m)

First Floor

Kitchen 9'05 x 7'08 (2.87m x 2.34m)

Bedroom Two 10'07 x 9'01 (3.23m x 2.77m)

Bedroom One 9'02 x 11'11 (2.79m x 3.63m)

Bathroom 4'07 x 8'06 (1.40m x 2.59m)

Bedroom Three 9'0 x 7'10 (2.74m x 2.39m)

External

Garage

Rear Garden

Driveway

