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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (91-100)
Energy efficient - lower running costs	B (81-90)
Decent energy efficiency	C (61-80)
Below average energy efficiency	D (51-60)
Energy inefficient - higher running costs	E (41-50)
Very energy inefficient - higher running costs	F (21-40)
Very poor energy efficiency - very high running costs	G (1-20)
Current Rating	85
Current Potential	49



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STAINES HILL, CANTERBURY



STAINES HILL
 CANTERBURY

OFFERS IN EXCESS OF £300,000

- Desirable Location
- Short Walk From Schools, Transport Links and Local Amenities
- Great Family Home
- Need of Some Modernisation
- Off Street Parking
- Potential to Extend the Property Subject to the Correct Planning Permissions

LOCATION

"The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

SURROUNDING AREAS

The property is situated within 4 miles of 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.

SPORT AND LOCAL 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.

COMMUNICATIONS

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 very unique two bedroom semi detached cottage in the desirable location of Staines Hill. Located just a short walk from bus stops, schools, transport links and local shops, this is a great family home with access to all amenities.

Although the property has a new kitchen, it is a great opportunity for someone to come and place their own stamp on it as it is in need of some modernisation. The ground floor accommodation comprises entrance hall, bathroom, separate toilet, kitchen and lounge/dining room with access to the rear garden. To the first floor you will find two double bedrooms. The rear garden is a good size with a double garage to the side and driveway parking. There is also a front garden that connects with the back via the side of the property, which is a large space with a potential to extend the property subject to the correct planning permissions.

Being sold with no onward chain, this is not one to miss.

DESCRIPTION

Entrance

Entrance Hall

Lounge/Diner 22'4 x 11'7 (6.81m x 3.53m)

Kitchen 7'9 x 8'1 (2.36m x 2.46m)

Bathroom 5'10 x 5'1 (1.78m x 1.55m)

First Floor

Landing

Bedroom 15'9 x 10'3 (4.80m x 3.12m)

Bedroom 12'6 x 8'6 (3.81m x 2.59m)

Exterior

Front Garden

Double Garage 16'4 x 18'5 (4.98m x 5.61m)

Rear Garden

