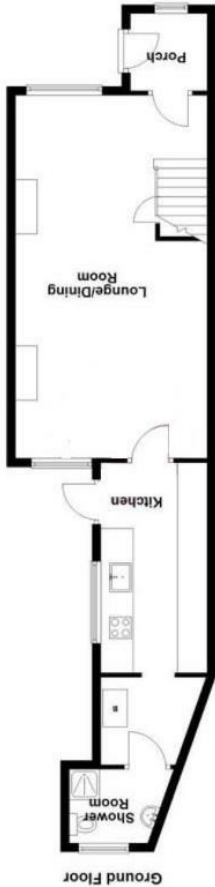
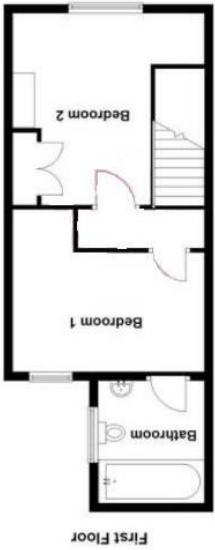
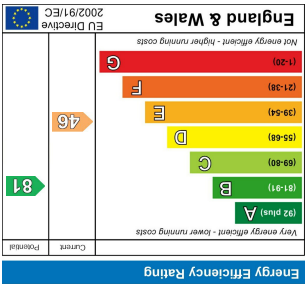


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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- End Of Terrace Cottage
- Brick Exposed Fireplace
- Popular Location
- En Suite To Master Bedroom
- Private Rear Garden
- Short Drive To Canterbury

## LOCATION

Situated on the edge of a rural area close to Canterbury, Bridge is an attractive village offering a regular bus service to Canterbury and Folkestone. It has excellent amenities including a pharmacy, dentist and health centre, three pubs with restaurants, a tea shop, a hairdresser and beauty salon, a supermarket, and a school. The village is surrounded by countryside which is ideal for walking, riding and cycling. There is also easy access to the A2 with links to the M2.

### SURROUNDING AREAS

The property is situated within 3 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 lovely two bedroom end of terrace cottage, tucked away in a quiet cul de sac, situated in the ever so popular location of Bridge, which has local amenities within walking distance and a short drive to Canterbury.

The ground floor accommodation comprises entrance porch, living/dining room with wooden floorboards and a brick exposed fireplace, giving this property a charming feel. Beyond the living area is a kitchen with a gorgeous butler sink and plenty of work top and storage space. Further on you will find the downstairs shower room. To the first floor you will find two sizeable bedrooms, both well presented and ready to move straight into. To the master you will find a En Suite bathroom. Outside benefits from its own private garden, which has been laid to AstroTurf, making this low maintenance.

This property Please call Miles and Barr as the Sole Agent for all viewings.

## DESCRIPTION

Entrance

Kitchen 10'11 x 5'05 (3.33m x 1.65m)

Lounge 24'01 x 10'04 (7.34m x 3.15m)

Bathroom 5'10 x 5'00 (1.78m x 1.52m)

First Floor

Bedroom One 10'10 x 10'02 (3.30m x 3.10m)

Bedroom Two 9'01 x 9'10 (2.77m x 3.00m)

En Suite 5'06 x 7'02 (1.68m x 2.18m)

External

Rear Garden

