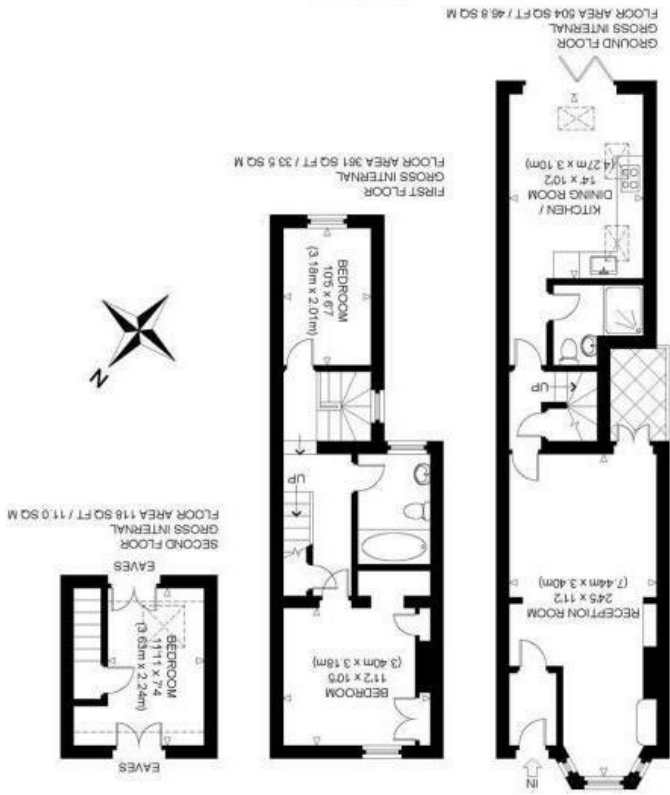


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(93 kWh/m <sup>2</sup> ·a)	(81-91)
Very energy efficient - lower running costs	B
(61-91)	(61-91)
Good energy efficiency - lower running costs	C
(46-60)	(46-60)
Good energy efficiency - lower running costs	D
(31-45)	(31-45)
Good energy efficiency - lower running costs	E
(21-30)	(21-30)
Good energy efficiency - lower running costs	F
(11-20)	(11-20)
Good energy efficiency - lower running costs	G
(1-10)	(1-10)
Not energy efficient - higher running costs	
Energy Efficiency Rating	
Current	Potential
79	57

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 983 SQ FT / 91.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.



58 POUND LANE  
CANTERBURY



58 POUND LANE  
CANTERBURY

OFFERS OVER £400,000



- Three Bedrooms
- Bay-Fronted Period Home
- Beautifully Presented
- Close To City Centre And Station
- Lounge/Diner
- Low Maintenance Rear Garden
- Outside Workshop/Home Office

## 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 Beaney 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

**\*BEAUTIFULLY PRESENTED HOME IN SOUGHT AFTER CITY CENTRE LOCATION!\***

Miles and Barr are delighted to present to the market this Three Bedroom bay fronted period home in the sought after location of Pound Lane. This property is set just a stones throw from Canterbury City Centre and its assortment of shops, restaurant and Canterbury West Train Station with its links to London St Pancras.

In its current layout, this home consists of a spacious Lounge/Dining Room, a Kitchen/Breakfast Room with french doors opening to the Garden and a Shower Room on the ground floor. On the first floor, there are Two Bedrooms and a family bathroom with a further Bedroom on the second floor.

Externally, there is a low maintenance rear garden with an outbuilding that is currently being used as a studio.

This home is offered to the market in beautiful condition throughout and viewings can be arranged by contacting Miles and Barr, acting as sole agents.

## DESCRIPTION

### Ground Floor

Lounge/Diner 24'4" x 11'1" (7.44m x 3.4m)

### Shower Room

Kitchen/Breakfast Room 14'0" x 10'2" (4.27m x 3.10m)

### First Floor

Bedroom Three 10'5" x 6'7" (3.18m x 2.01m)

Bedroom One 11'1" x 10'5" (3.40m x 3.18m)

### Bathroom

### Second Floor

Bedroom Two 11'10" x 7'4" (3.63m x 2.24m )

### External

### Garden

### Summerhouse/Workshop

