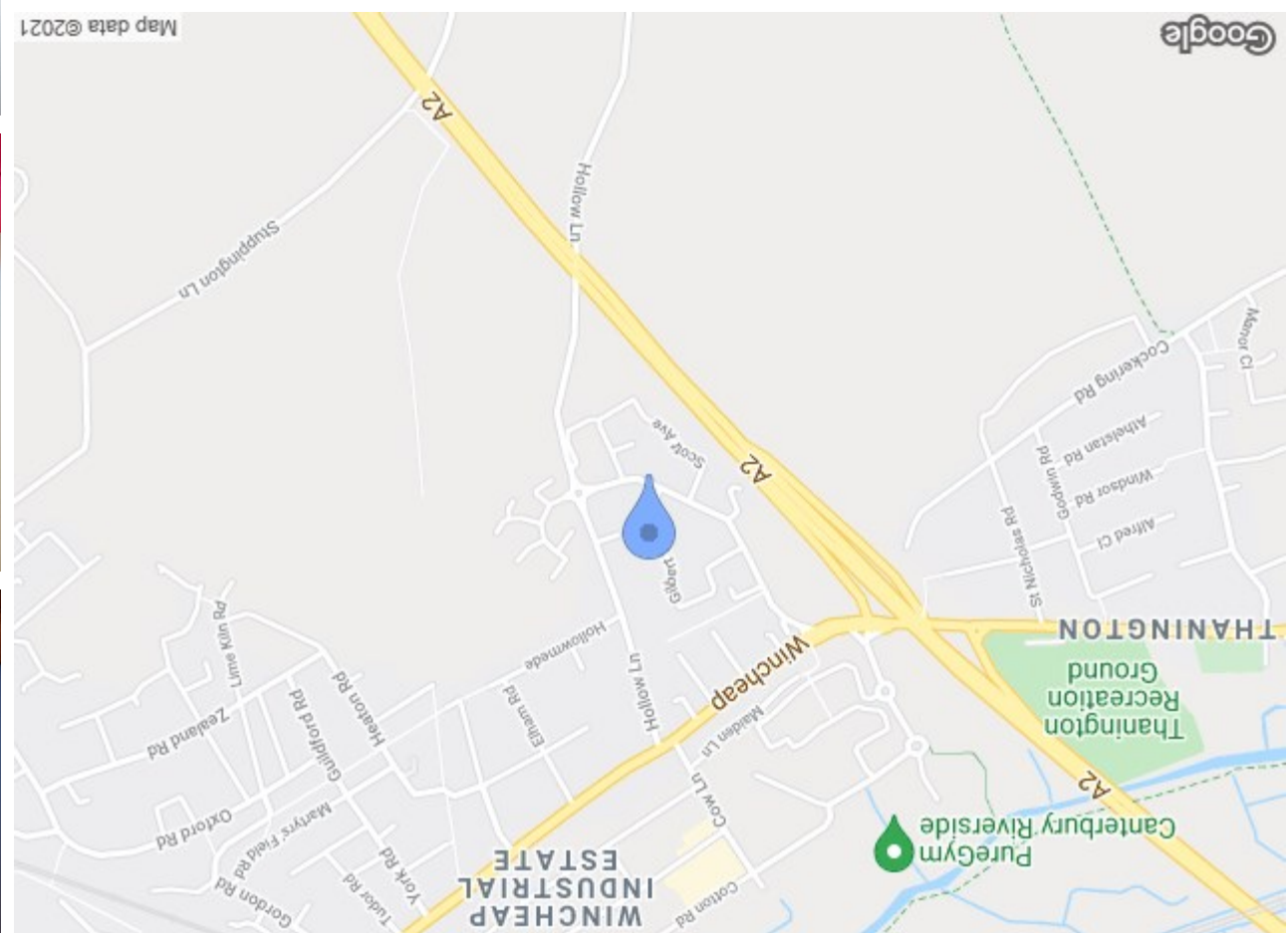


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(45-54)	E
(21-30)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	76
Possible	69



30 HOMERSHAM
CANTERBURY



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

miles & barr
YOUR PROPERTY AGENT



30 HOMERSHAM
CANTERBURY

£365,000

- Popular Location
- Large 3 Bedroom Townhouse
- Garage & Off Street Parking
- En-Suite To Master
- Set Over 3 Floors
- Generous Rear Garden
- Well Presented Throughout

LOCATION

SURROUNDING AREAS
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 Christchurch College 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

WELL PRESENTED LARGE 3 BEDROOM HOME!

Miles and Barr are delighted to be offering this end-terraced town house in the popular location of Homersham. Built in 2006, this well presented family home is situated just a stones throw away from Wincheap primary school and within a fifteen minute walk of Canterbury East Station and the city centre. With easy access to the A2, local amenities including supermarkets, park and ride and Wincheap retail park are also just a five minute walk away.

The present owners have created a wonderful family home that is ready to move in to, with accommodation set over three floors. On the ground floor there is an entrance hall, downstairs WC, modern fitted kitchen with bay windows letting in plenty of light, and with integrated appliances. They have also utilized lots of storage space under the stairs. At the rear of the property is the bright and airy lounge/diner. On the first floor is the family bathroom, the third bedroom which can fit a double bed, and then the second bedroom with his and hers fitted wardrobes. On this level there is also an airing cupboard. Finally on the second floor is the master suite with large bedroom, built in cupboards and eaves storage, and also an en-suite shower room.

This really is a lovely family home that's been well maintained and is a must view. Externally there is a garage and parking for two cars. There is also a generous rear garden which has a decking section out of the french doors in the lounge, and this then leads to lawn.

Viewing is highly recommended and can be arranged by contacting Miles and Barr on 01227 200600.

DESCRIPTION

GROUND FLOOR

Entrance Hall

WC 6'1 x 3'6 (1.85m x 1.07m)

Kitchen 10'2 x 9' (3.10m x 2.74m)

Lounge/Diner 17'1 x 13'6 (5.21m x 4.11m)

FIRST FLOOR

Landing

Bedroom Two 11'4 x 10'8 (3.45m x 3.25m)

Bedroom Three 13'7 x 7'3 (4.14m x 2.21m)

Bathroom 7'11 x 7'1 (2.41m x 2.16m)

Airing Cupboard

SECOND FLOOR

Bedroom One 22'2 x 10' (6.76m x 3.05m)

En-Suite 9' x 4'8 (2.74m x 1.42m)

