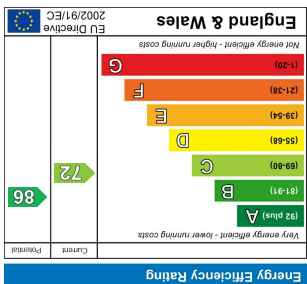


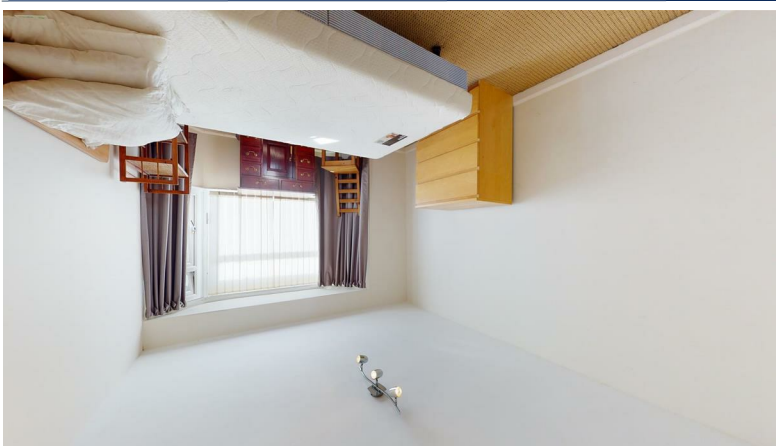
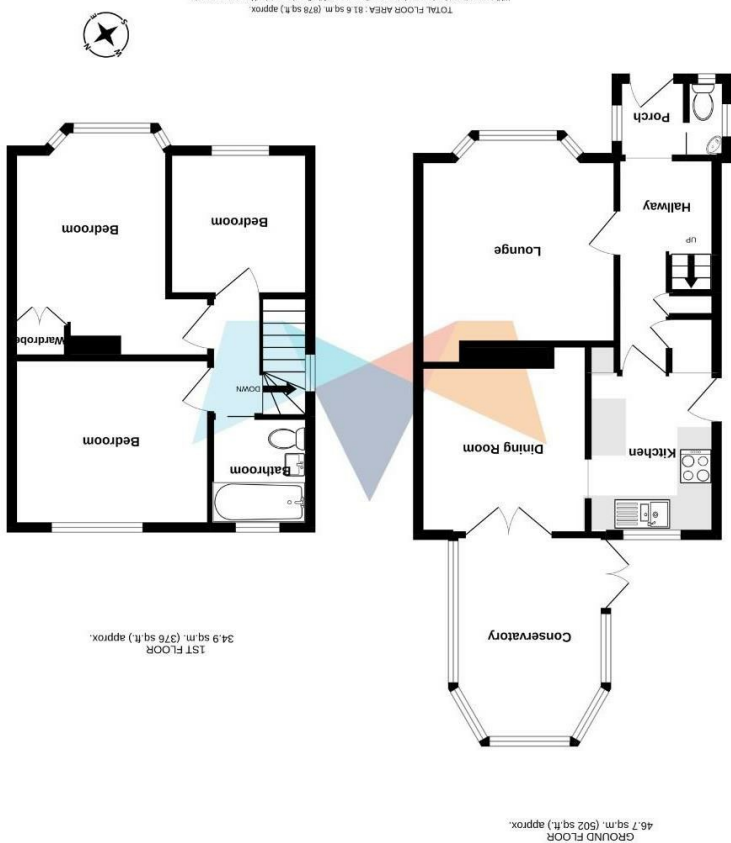
In compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans, as well as 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.milesandbarrow.co.uk/referral-fee-disclosure



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



TOTAL FLOOR AREA: 81.6 sq m (878 sq ft.) approx



ST. MARTINS CLOSE CANTERBURY



ST. MARTINS CLOSE CANTERBURY

£375,000

- No Onward Chain
- Three / Four Bedrooms
- Semi Detached House
- Ideal Family Home
- Cathedral Views
- Cabin In Garden
- Well Presented Throughout
- Driveway Parking
- Viewing Recommended

LOCATION

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 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

** NO ONWARD CHAIN**

Miles and Barr are delighted to offer to the market this perfectly positioned semi detached home. Situated at the end of St Martin's Close and with the benefit of no passing traffic is this delightful three/four extended family home.

The property has extensive views of Canterbury City due to the elevation of the property and is one of the unique selling features of the property. The property consists of entrance hall WC, bedroom, kitchen, lounge/ dining area and conservatory. This layout can be versatile dependent on the buyer with the bedroom being converted back to a sitting room. The first floor consists of three spacious bedrooms and the family bathroom. The rear garden is tiered on a few levels, looking over the city centre and providing great views of the cathedral. You will also find a spacious cabin to the rear with a wood burning stove, which would make an ideal office or gym space. Other benefits include a long driveway for parking.

Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Entrance
- Entrance Hall
- Bedroom Four / Sitting Room 11'6" x 12'7" (3.51m x 3.86m)
- WC
- Kitchen 9'06 x 7'03 (2.90m x 2.21m)
- Lounge/ Dining Area 9'10 x 11 (3.00m x 3.35m)
- Conservatory 11'11 x 9'05 (3.63m x 2.75.84m)
- First Floor
- Bedroom One 14'03 x 11'01 (4.34m x 3.38m)
- Bedroom Two 13'09 x 9'03 (4.19m x 2.82m)
- Bedroom Three 8'10 x 6'03 (2.69m x 1.91m)
- Bathroom 6'03 x 6'02 (1.91m x 1.88m)
- External
- Rear Garden
- Cabin

