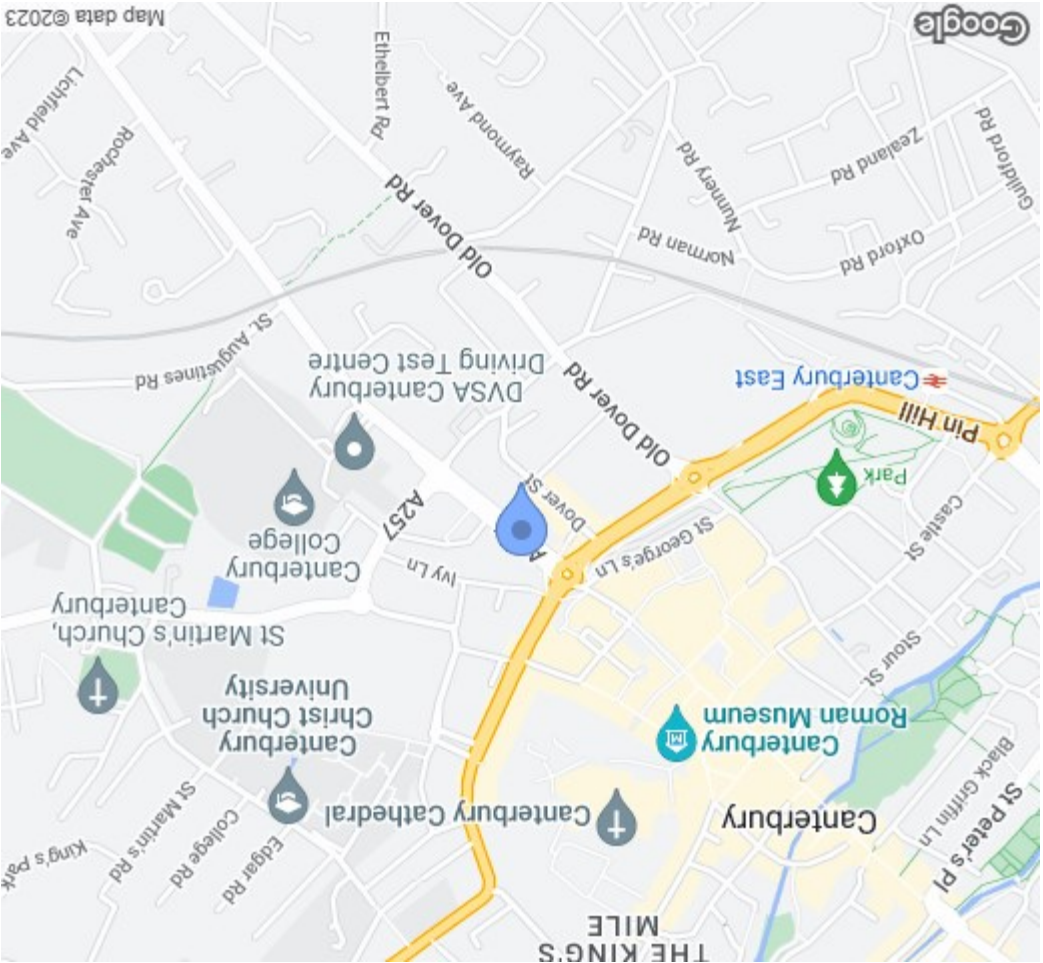




14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
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Energy Efficiency Rating	
Current	Potential
69	89
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



DOVER STREET, CANTERBURY



DOVER STREET  
CANTERBURY

OFFERS OVER £350,000

- Council Tax Band - C
- Investment Property
- Buy to Let Opportunity
- Four Double Bedrooms
- Rented Out Until 23/06/2023
- Income of £1820pcm
- Close to Christ Church

## ABOUT

Miles & Barr are delighted to be offering to the market this lovely four bedroom property on the edge of the city centre and within walking distance to Christ Church University and both train stations. To the ground floor you will find an entrance hallway, bedroom/ living room, living room, modern kitchen to rear and a basement. To the first and second floor are three well proportioned bedrooms and the main family bathroom with an en-suite to the top floor room. To the outside of the property there is rear garden that is low maintenance.

Dover Street is an excellent residential area situated less than a quarter of a mile from the City centre and within easy walking distance of a very wide range of amenities. Canterbury East railway station and good road links to the A2/M2 are easily accessible.

## 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 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.

### 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).

## DESCRIPTION

### Entrance

Cellar 10'0" x 12'4" (3.05m x 3.78m)

Lounge 10'4" x 10'0" (3.15m x 3.05m)

Kitchen 6'0" x 10'11" (1.85m x 3.33m)

### First Floor

Bedroom One 10'11" x 15'10" (3.33m x 4.85m)

Bedroom Two 11'10" x 9'10" (3.61m x 3.02m)

Bedroom Three 7'6" x 9'10" (2.29m x 3.02m)

Bathroom 6'9" x 5'6" (2.08m x 1.70m)

### External

### Courtyard Garden

### Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

