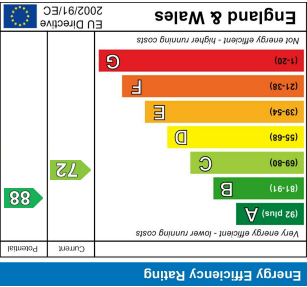


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



130 THE STREET
CANTERBURY



130 THE STREET
CANTERBURY

PRICE RANGE £300,000

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

miles & barr
YOUR PROPERTY AGENT

- Three Bedroom Home
- Large Self Contained Cabin
- Good Size Garden
- Well Presented Throughout
- Driveway Parking
- Popular village location
- Short Drive to Canterbury

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 Marlowe Theatre, the spectacular Beaneys 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

PRICE RANGE £300,000 - £315,000

Miles and Barr are delighted to offer to the market this three bedroom home in the popular village location of Adisham, which offers a Short walk to 'Ofsted outstanding' primary school'. The property has been kept to a great standard by the current owners and is well presented throughout. The ground floor comprises Entrance, Lounge, Spacious Dining Area, Kitchen, Family Bathroom and Utility space. The first floor boasts three sizable bedrooms. Outside the property driveway parking for Two Cars, and a large rear garden backing on to fields with stunning views. In the garden is where you will find the Beautiful Cabin. This is set up with its own Kitchen, Bedroom and Bathroom. Please call Miles and Barr as the Sole Agent to arrange all viewings.

DESCRIPTION

- Entrance
- Lounge 13'03 x 10'05 (4.04m x 3.18m)
- Dining Room 11'05 x 15'10 (3.48m x 4.83m)
- Kitchen 8'03 x 9'02 (2.51m x 2.79m)
- Bathroom 4'11 x 7'11 (1.50m x 2.41m)
- First Floor
- Bedroom One 11'06 x 13'04 (3.51m x 4.06m)
- Bedroom Two 11'05 x 8'08 (3.48m x 2.64m)
- Bedroom Three 8'16 x 7'01 (2.44m x 2.16m)
- External
- Parking
- Rear Garden

