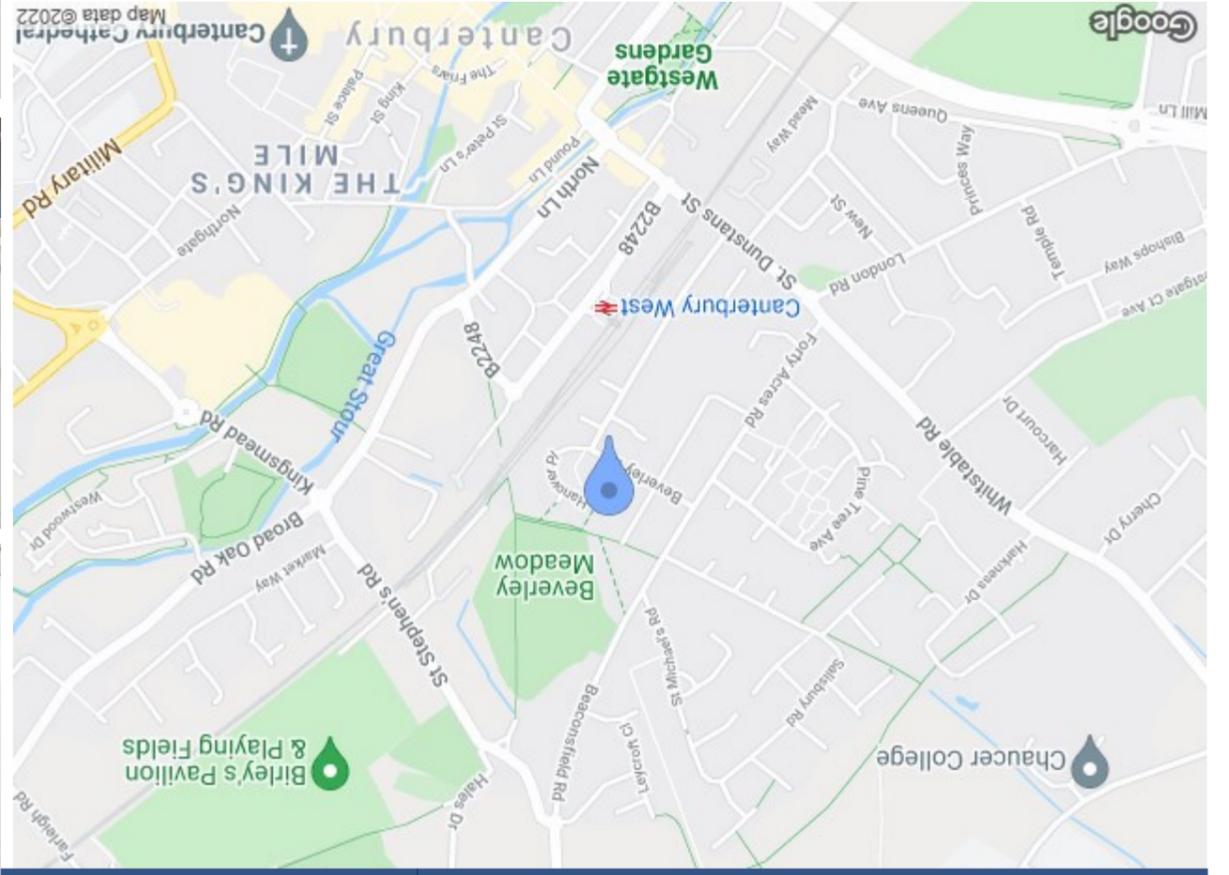
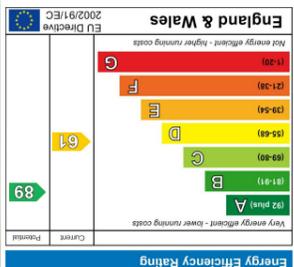


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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ROPER ROAD CANTERBURY



**ROPER ROAD
 CANTERBURY**

OFFERS IN EXCESS OF £350,000

- Three Bedrooms
- Close to Canterbury West Station
- Close to High Street
- Victorian Terrace Home
- Lots Of Potential
- Generous Rear Garden
- Bay Window

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

THREE BEDROOM VICTORIAN TERRACE HOME WITH POTENTIAL!

NO ONWARD CHAIN! Miles and Barr are delighted to offer this three bedroom period home in Roper Road, Canterbury. A handsome example of this period of architecture, this mid terrace property has lovely decorative brickwork and ground floor bay window to the front elevation.

The accommodation is typical of terraces of this age. In brief the ground floor comprises an entrance hall with lounge on the right hand. The hall leads past the stairs and in to the dining room. At the rear there is a galley kitchen, with the family bathroom at the back of the property. On the first floor there are three bedrooms with two comfortable doubles and then the third bedroom a little smaller.

Externally there is a small frontage, but a generous rear garden. It needs some attention but rarely do properties come up this central with as much outside space.

The property could benefit from some improvement but the potential is clear, and it would be great to see a gorgeous family home created.

Situated within a stones throw from Canterbury west train station and the bustling high street with a plethora of amenities you could not ask for a better location.

A great first time buy or investment please check out the virtual tour and then call Miles and Barr to arrange your accompanied viewing.

DESCRIPTION

Entrance

Lounge 13'04 x 9'04 (4.06m x 2.84m)

Dining Room 10'11 x 12'03 (3.33m x 3.73m)

Kitchen 11'03 x 10'11 (3.43m x 3.33m)

First Floor

Bedroom One 11'00 x 12'03 (3.35m x 3.73m)

Bedroom Two 10'10 x 9'08 (3.30m x 2.95m)

Bedroom Three 11'01 x 7'01 (3.38m x 2.16m)

Bathroom 7'01 x 6'00 (2.16m x 1.83m)

External

Rear Garden

