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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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	
(81-90)	A
(91-100)	A
Current	79
Potential	89



61 TENTERDEN DRIVE, CANTERBURY



61 TENTERDEN DRIVE
CANTERBURY

£230,000

- Four Bedroom Mid Terrace Home
- Ideal Investment Opportunity
- Close to University of Kent
- Easy Access to City Centre
- Front and Rear Gardens
- Offered with Vacant Possession
- Viewing Recommended

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 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 CHAIN****

Miles and Barr are delighted to offer to the market this four bedroom mid terrace home situated in a great location close to the University of Kent and city centre. The property has been newly redecorated and fitted with new carpets. The ground floor accommodation comprises the the kitchen, lounge/diner with doors opening to the garden and fourth bedroom which could be used as a reception room. Upstairs you will find three bedrooms and the main bathroom. Outside the property benefits from a front garden and rear garden which is mainly laid to lawn with a patio seating area, great for the summer months. This would make a great investment or family home and viewing is highly recommended.

DESCRIPTION

Ground Floor

Lounge/ Diner 12'5" x 11'8" (3.81m x 3.56m)

Bedroom/Reception Room 9'4" x 9'1" (2.87m x 2.79m)

Kitchen 16'4" x 7'4" (4.98m x 2.24m)

First floor

Bedroom 10'09" x 10'02" (3.28m x 3.10m)

Bedroom 10'0" x 10'5" (3.07m x 3.18m)

Bedroom 12'4" x 6'0" (3.76m x 1.83m)

Bathroom 7'3" x 5'4" (2.21m x 1.63m)

