



**44 BLACKTHORN ROAD**  
**CANTERBURY**

**£220,000**



- Terraced House
- Two Bedrooms
- Ideal First Time Buy or Investment
- Popular Village Location
- Allocated Parking
- Private Garden

## 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 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)."

## ABOUT

**\*WELL PRESENTED TERRACED HOUSE WITH PARKING!\***

Miles and Barr are delighted to present to the market this Two Bedroom Terraced House in the popular cul-de-sac location of Blackthorn Road. Set back from the road and tucked in a quiet corner, this property would make an ideal first time buy or investment.

In its current layout, this home consists of a Kitchen, Downstairs WC, a Lounge/Dining Room on the ground floor. On the First Floor, there are Two Double Bedrooms and a family Bathroom.

Externally, there is a private Garden to the Rear and Allocated Parking to the front.

This property has been well looked after by the current owners and is ready to move straight into. Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

## DESCRIPTION

Entrance

Lounge 14'02 x 8'10

WC

Kitchen 9'11 x 6'09

First Floor

Bedroom One 11'05 x 9'06

Bedroom 12'08 x 7'05

Bathroom 8'11 x 5'03

External

Ground Floor





# 44 BLACKTHORN ROAD CANTERBURY



**miles & barr**  
YOUR PROPERTY AGENT

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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