

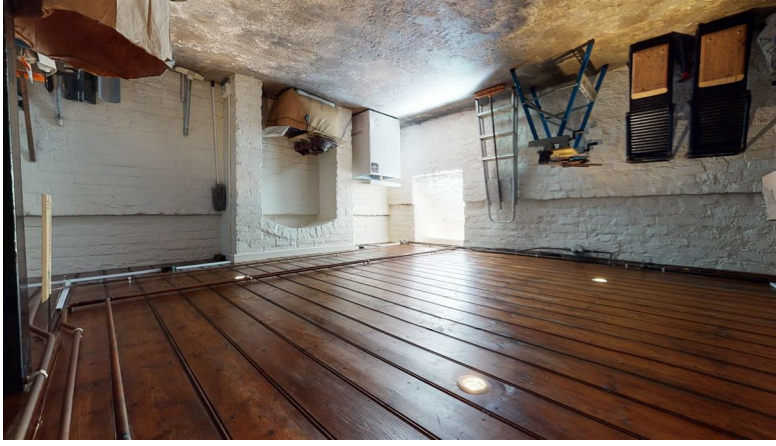
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	01-10 (A)
Energy efficient - lower running costs	11-15 (B)
Standard	16-20 (C)
Energy inefficient - higher running costs	21-25 (D)
Very energy inefficient - higher running costs	26-30 (E)
Very very energy inefficient - very high running costs	31-35 (F)
Very very very energy inefficient - extremely high running costs	36-40 (G)
Current	88
Possible	57



WINCHEAP CANTERBURY



WINCHEAP
CANTERBURY

OFFERS OVER £250,000

- Council Tax Band – B
- Close To City Centre
- Short Walk To Local Shops
- Cycle Route To Chartham
- Close To Canterbury East Station
- Two Bedroom Terraced House

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

Miles and Barr are delighted to offer to the market this two bedroom terraced home situated just a stones throw to Wincheap Retail Park and within walking distance to the city centre, along with Canterbury East Train Station.

The property would make the perfect first time buy or investment. The ground floor accommodation comprises a hallway entrance, dining room to the front which could be used as a bedroom if needed, lounge, kitchen and downstairs toilet to the rear. The property has the added benefit of a good size cellar perfect for storage. To the first floor are two good sized bedrooms and family bathroom. To the rear of the property is good size garden.

DESCRIPTION

Lower Ground Floor

Cellar

Ground Floor

WC 3'03 x 4'05 (0.99m x 1.35m)

Lounge 13'07 x 11'01 (4.14m x 3.38m)

Dining Room 12' x 10'03 (3.66m x 3.12m)

Kitchen 9'11 x 6'03 (3.02m x 1.91m)

First Floor

Bedroom One 12'07 x 9'11 (3.84m x 3.02m)

En-Suite 10' x 6'09 (3.05m x 2.06m)

Bedroom Two 13'07 x 11'02 (4.14m x 3.40m)

Exterior

Rear Garden

