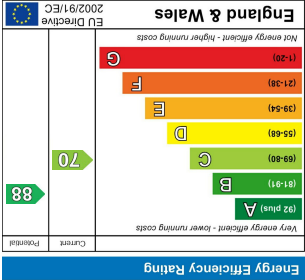
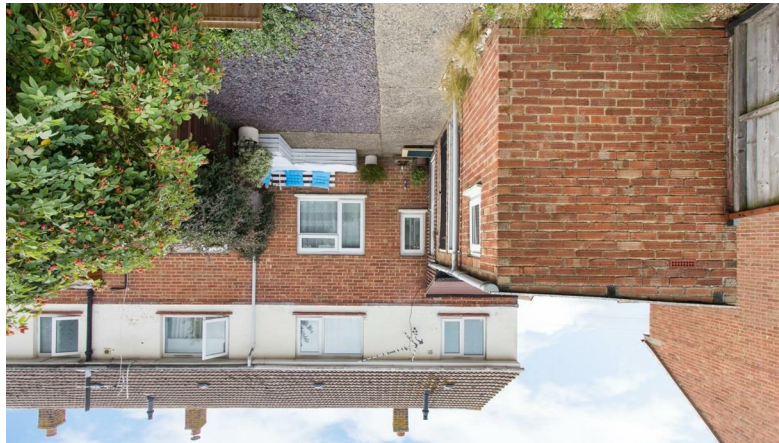


www.milesandbarr.co.uk/referral-fee-disclosure

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:



miles & barr ...valuing people, not just property

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Relocation PLATINUM MEMBER 2020/2021
The Property Ombudsman

NEWMAN ROAD CANTERBURY



NEWMAN ROAD
CANTERBURY

£260,000

- Council Tax Band: B
- No Chain
- End Of Terrace
- Immaculately Presented Throughout
- Light And Airy
- Driveway Parking For Two Cars
- Good Size Rear Garden With A Lot Of Sun
- Great First Time Buy Or Investment
- Viewing Recommended
- Two Double Bedrooms

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 miles of 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.

SPORT AND LOCAL 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 recently refurbished 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.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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 stunning two bedroom end of terrace home, situated in the popular village location of Aylesham which is just a short drive from Canterbury and surrounded by various local amenities such as shops, schools and great transport links. The property which is double glazed and centrally heated has undergone an extensive program of improvement and updating and is immaculately presented throughout.

The ground floor comprises entrance hall, spacious lounge/ dining area, kitchen and utility room. To the first floor you will find two double bedrooms and the modern family bathroom. The property is light and airy throughout giving this a real homely feel, making it a great first time buy or investment. The outside space is generous with this property having a paved front driveway offering off road parking for 2 cars. To the rear there is sun patio with useful brick stores and gate that leads to a right of way serving the rear of the terrace. Beyond this lies a 60ft rear garden with timber shed.

DESCRIPTION

Entrance

Kitchen 8'10 x 7'06 (2.69m x 2.29m)

Utility Room 4'07 x 5'08 (1.40m x 1.73m)

Lounge Diner 19'05 x 10'00 (5.92m x 3.05m)

First Floor

Bathroom 5'04 x 6'03 (1.63m x 1.91m)

Bedroom One 14'03 x 8'08 (4.34m x 2.64m)

Bedroom Two 10'00 x 10'04 (3.05m x 3.15m)

External

Rear Garden

