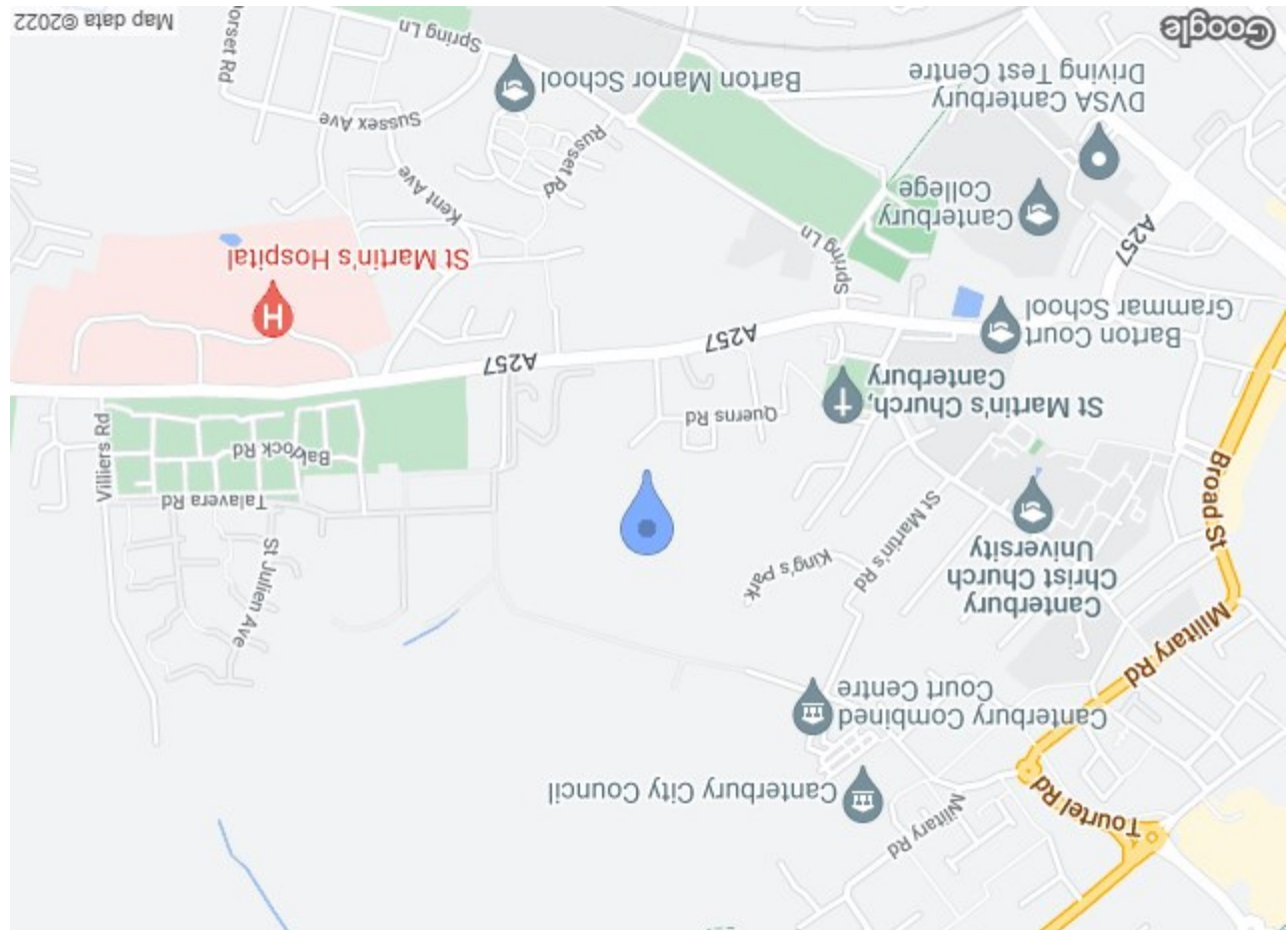


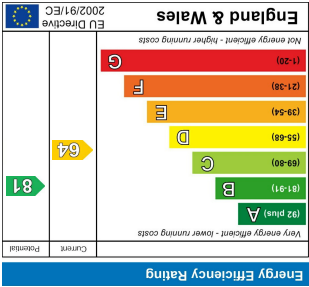
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



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QUERNS ROAD CANTERBURY



QUERNS ROAD  
CANTERBURY

£340,000



- Council Tax Band: B
- Semi Detached House
- Countryside Views To Rear
- Rear Garden With Extra Land At Back
- Immaculate Presented Throughout
- Recently Redecorated To High Finish
- Short Walk To City Centre
- Communal Parking
- Three Bedroom Home

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 stunning three bedroom semi detached house with a large garden and extra land to the rear. With countryside views to the rear of the home, this really is one of a kind and would be an ideal family home. Situated within less than one mile to the City Centre, and surrounded by plenty of local amenities.

The property has been completely renovated by the current owners and is now in an immaculate condition, ready to move straight into. The ground floor accommodation comprises entrance hall, spacious lounge, bathroom and kitchen. To the first floor you will find three spacious bedrooms. The rear garden is low maintenance with artificial grass and paving. There is a bottom level to the garden adding more land to the property over looking fields to the rear. This really is the perfect place to kick back and relax.

Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Ground Floor
  - Lounge 11'1 x 17'7 (3.38m x 5.36m)
  - Kitchen 10'7 x 9'5 (3.23m x 2.87m)
  - Bathroom 6'6 x 5'7 (1.98m x 1.70m)
- First Floor
  - Bedroom One 14'3 x 11'2 (4.34m x 3.40m)
  - Bedroom Two 7'7 x 11'1 (2.31m x 3.38m)
  - Bedroom Three 11'1 x 6'1 (3.38m x 1.85m)
- External
  - Garden

