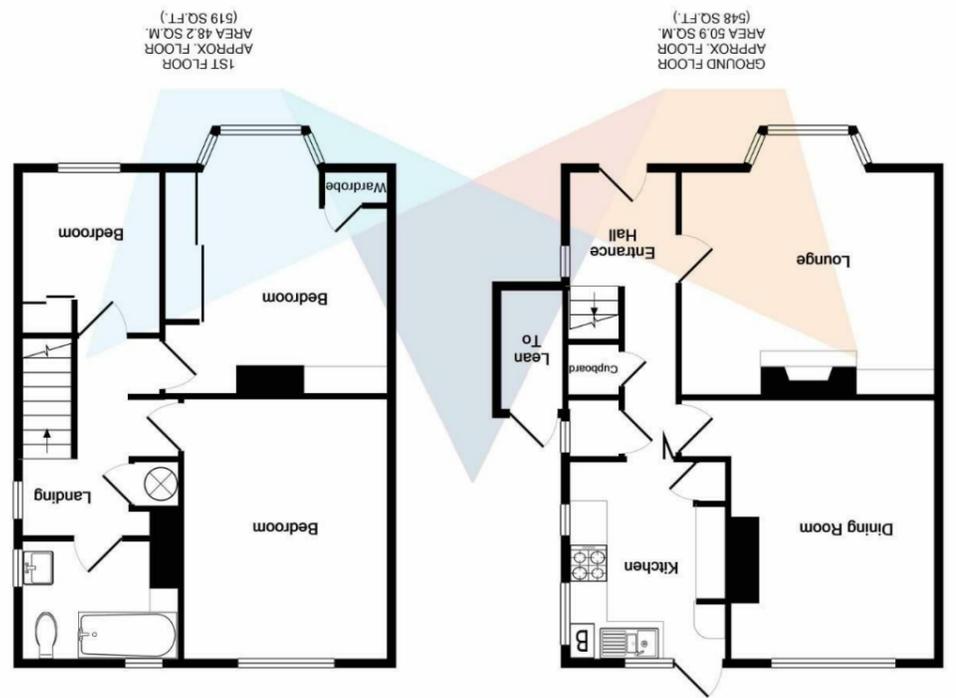


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Below average energy efficiency - higher running costs	D (45-54)
Poor energy efficiency - higher running costs	E (39-44)
Very poor energy efficiency - very high running costs	F (21-38)
Very poor energy efficiency - very high running costs	G (1-20)
Current	64
Possible	79

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ROUGH COMMON ROAD
CANTERBURY**

GUIDE PRICE £475,000

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

...valuing people, not just property

miles & barr

- Council Tax Band: E
- Three Bedroom House
- Detached House
- In Need Of Modernisation
- Driveway
- Popular Residential Location
- Easy Access For The A2
- Viewings Recommended

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 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

*** GUIDE PRICE £475,000 TO £500,000 ***

*** DETACHED HOUSE WITH NO CHAIN ***

Miles and Barr are delighted to offer to the market this three bedroom detached house with driveway, located in the popular residential area of Rough Common. This great property is within easy walking distance to the very well regarded local schools including; Blean Primary, Kent College & St Edmunds as well as the University of Kent. In need of modernisation, this property is perfect for those looking for a project and would make an ideal family home or investment. The ground floor accommodation comprises entrance hall, lounge, dining room and the kitchen. To the first floor you will find three bedrooms and the family bathroom. At the front of the property is a driveway for two cars and garden To the rear of the property is an outhouse / utility room. To finish the wonderful family home is a large mature garden which is great for those who love to soak up the sun. Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

Ground Floor

Lounge 13'09 x 13 (4.19m x 3.96m)

Dining Room 13'7 x 12 (4.14m x 3.66m)

Kitchen 10'10 x 8'08 (3.30m x 2.64m)

Utility/Out House 6'07 x 3'06 (2.01m x 1.07m)

First Floor

Bedroom One 14 x 11 (4.27m x 3.35m)

Bedroom Two 12 x 11 (3.66m x 3.35m)

Bedroom Three 8'08 x 7'05 (2.64m x 2.26m)

Bathroom 8'05 x 6'03 (2.57m x 1.91m)

External

Rear Garden

Driveway

