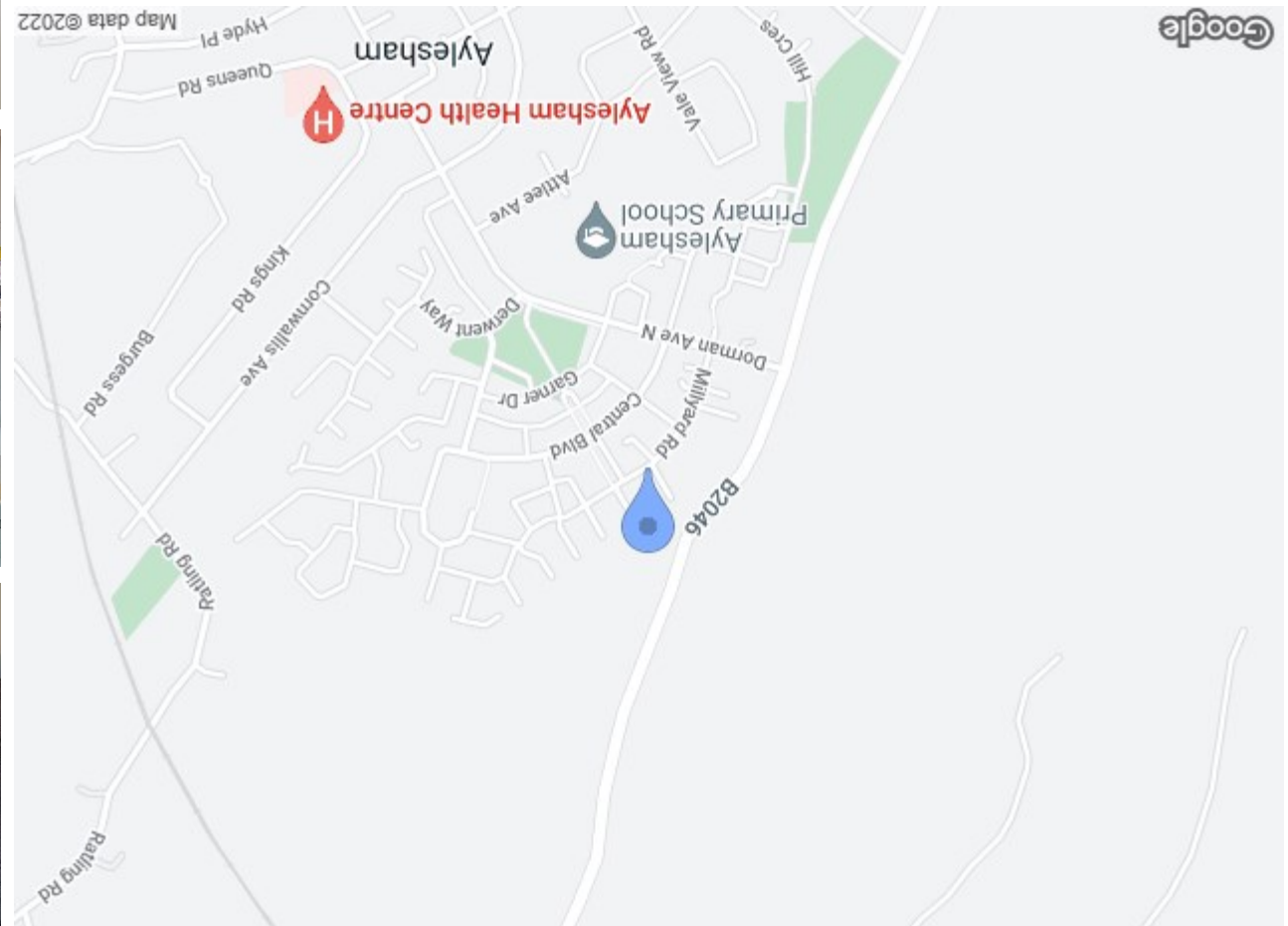


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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
(92 plus)	
Good	B
(81-91)	
Decent	C
(65-80)	
Below average	D
(55-65)	
Below average	E
(45-55)	
Poor	F
(21-45)	
Very poor	G
(1-20)	
Not energy efficient - higher running costs	
Current	84
Possible	96
Energy Efficiency Rating	



MILLYARD ROAD CANTERBURY



MILLYARD ROAD
CANTERBURY

£325,000

- Council Tax Band - B
- Well Presented Throughout
- Three Bedroom End Of Terrace
- Family Home
- Good Sized Garden
- Popular Village Location
- Close To The A2
- Off Street Parking For Two Cars

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 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.

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 three bedroom end of terrace home in the village of Aylesham.

A popular village location with great amenities just a short drive from the city of Canterbury, this well presented modern home is well presented bright and airy.

The accommodation in brief consists of entrance hall, WC, kitchen with a range of wall and base units, lounge diner with patio doors to the garden. First floor - master bedroom with ensuite, two further bedrooms and the family bathroom. Externally the rear garden is laid to lawn, there is a patio and planted borders. Off street parking is available to the side of the property.

Please check out the virtual tour and then call Miles and Barr to arrange your viewing.

Please note that under 'Section 21' of the Estate Agency Act, Miles & Barr declare an interest in this property

DESCRIPTION

Entrance

Kitchen 12'1 x 7'11 (3.68m x 2.41m)

Lounge 14'11 x 8'8 (4.55m x 2.64m)

Dining Room 11'5 x 5'7 (3.48m x 1.70m)

Cloakroom 5x3 (1.52mx0.91m)

First Floor

Master Bedroom 13'10 x 8'2 (4.22m x 2.49m)

En Suite 8'4 x 4'3 (2.54m x 1.30m)

Bedroom Two 9'0 x 6'3 (2.74m x 1.91m)

Bedroom Three 7'8 x 6'3 (2.34m x 1.91m)

Main Bathroom 7'8 x 6'3 (2.34m x 1.91m)

External

Parking For Two Cars

Good Sized Garden

