

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

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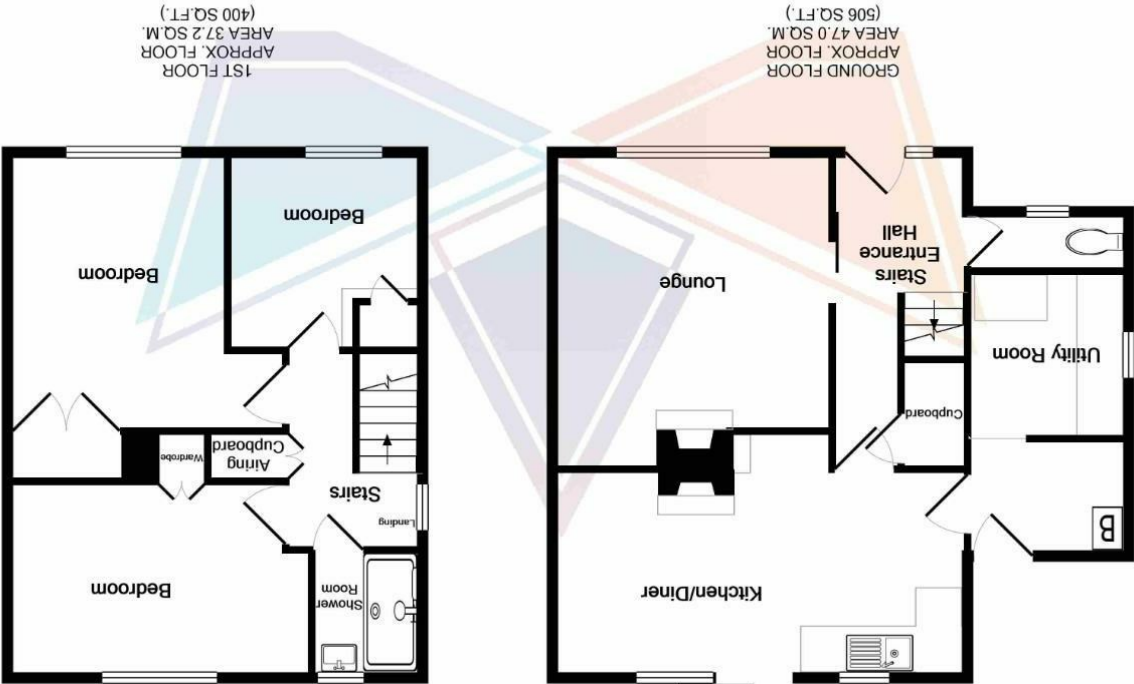
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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TOTAL APPROX. FLOOR AREA 84.2 SQ.M. (906 SQ.FT.)



VALE VIEW ROAD CANTERBURY



VALE VIEW ROAD
CANTERBURY

£300,000

- End Of Chain
- Three Bedroom Semi-Detached
- Gated Off Street Parking
- Downstairs WC
- Popular Village Location
- Short Drive To Canterbury

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

*** END OF CHAIN ***

Miles and Barr are delighted to offer to the market this three bedroom semi detached home in the village of Aylesham. Just a short drive from Canterbury City Centre, with a local train station with links to London this village is always very popular.

The ground floor accommodation comprises an entrance hall, WC, lounge, kitchen/diner with sliding door to garden, utilities/storage room. First floor three bedrooms and the family shower room.

To the front of the property, gated off street parking is available. The rear garden has a patio, lawn and planted borders.

The property is a short walk to Aylesham primary school and within easy access to the local shops and train station.

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

DESCRIPTION

Entrance

WC

Lounge 12'0 x 11'11 (3.66m x 3.63m)

Kitchen / Diner 18'2 x 9'32 (5.54m x 2.74m)

First Floor

Bedroom One 13'10 x 8'3 (4.22m x 2.51m)

Bedroom Two 11'10 x 9'8 (3.61m x 2.95m)

Bedroom Three 8'5 x 8'1 (2.57m x 2.46m)

Bathroom 8'6 x 4'8 (2.59m x 1.42m)

External

Rear Garden

Off Street Parking

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

