

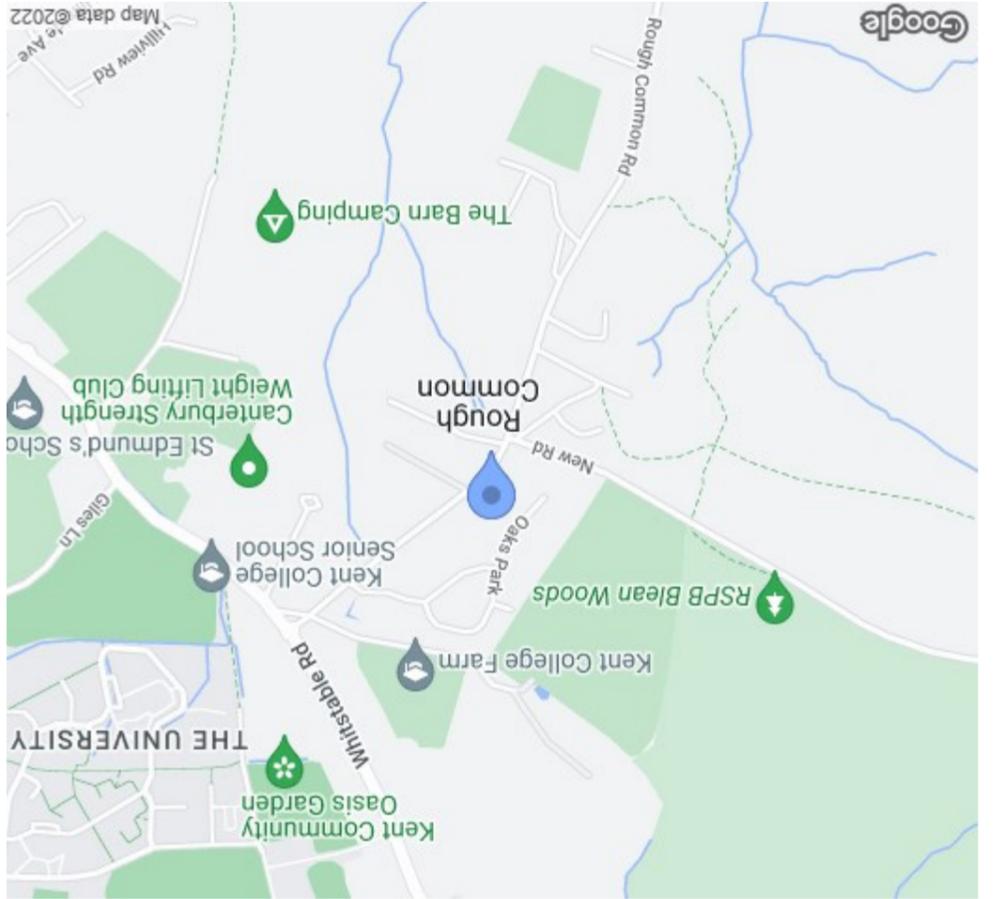
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current Rating	Potential Rating
84	84
For energy efficient - lower running costs For energy efficient - higher running costs	
A (92-100)	A (92-100)
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 (29-38)	F (29-38)
G (1-28)	G (1-28)



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
 t: 01227 200600 e: canterbury@milesandbarr.co.uk



ROUGH COMMON ROAD, CANTERBURY



ROUGH COMMON ROAD
CANTERBURY

GUIDE PRICE £325,000

- Super Location
- Council Tax Band - D
- Detached Bungalow
- Two Bedrooms
- Garage
- Semi-Rural Location
- No Onward Chain

ABOUT

*** GUIDE PRICE £325,000 - £350,000 ***
 ** CHAIN FREE DETACHED BUNGALOW**

This really is one not to be missed! Miles and Barr are delighted to offer to the market this two bedroom detached bungalow being offered with no onward chain!

The bungalow itself is positioned on a nice sized plot with mature and well kept gardens on all sides of the property. With the addition of a sun room overlooking the rear garden this is a lovely spot to sit and enjoy the afternoon sun.

Internally the property has been well maintained and is ready to move into with ease. With a lovely flow and a warm feel this bungalow offers it all.

Please call us today to book your viewing, we're open seven days a week.

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)."

DESCRIPTION

Front Garden

Entrance Hall

Bedroom One 11'10 x 12'00 (3.61m x 3.66m)

Bedroom Two 11'11 x 8'11 (3.63m x 2.72m)

Lounge 20'03 x 12'00 (6.17m x 3.66m)

Sun Lounge 12'01 x 5'01 (3.68m x 1.55m)

Kitchen 13'03 x 9'00 (4.04m x 2.74m)

Shower Room 6 x 5'07 (1.83m x 1.70m)

Rear Garden

Garage

