

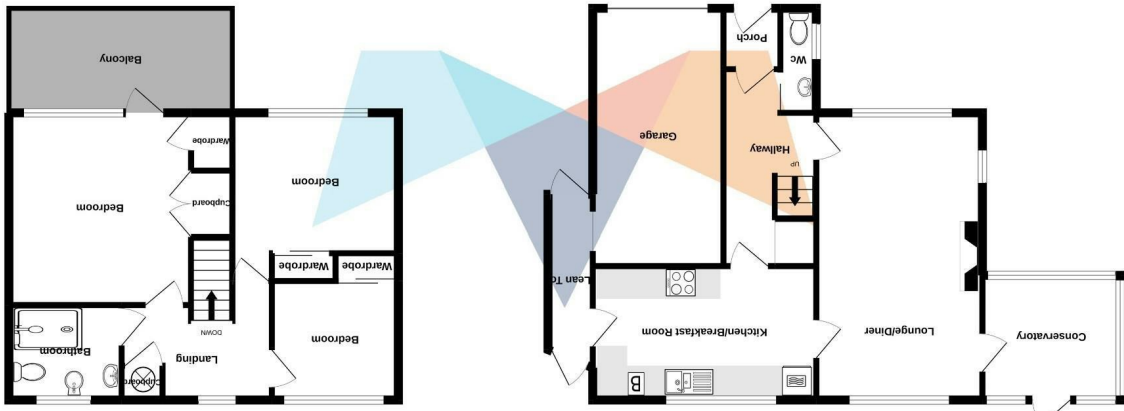
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
71	83
Energy Efficiency Rating	
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or mis-statements. This plan is for guidance 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 is given. As to their operability or efficiency can be given.



1ST FLOOR
45.1 sq.m. (485 sq.ft.) approx.

GROUND FLOOR
63.8 sq.m. (687 sq.ft.) approx.

TOTAL FLOOR AREA: 108.9 sq.m. (1172 sq.ft.) approx.

RANDOLPH CLOSE CANTERBURY



RANDOLPH CLOSE
CANTERBURY

OFFERS OVER £475,000

- Three Bedrooms
- Detached Home
- Well Presented Throughout
- Ideal Family Home
- Driveway Parking
- Garage
- Sunny Garden
- South Canterbury Location
- Short Walk To City Centre

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

Miles and Barr are delighted to offer to the market this rarely available detached home in a sought after, cul de sac location. Just within close proximity to Canterbury's vibrant city centre, Canterbury East train station & Kent & Canterbury Hospital.

The property is well presented throughout and has been well maintained by the current vendors over the years, while offering the oppounity to come and place your own stamp on it. As you enter through the front door you will be greeted by the entrance hall with a cloakroom/ WC. The lounge has a light and spacious feel with a door out to the conservatory. The kitchen is a superb space with wall and base units and a side door for access to the garage. To the first floor you will find three bedrooms and the family bathroom. The garden wraps round the back of the property with the main portion to the side. Being sunny and private, this is the best place to soak up the sun. Other benefits include driveway parking for an additional parking space.

Offering spacious accommodation, this would be the perfect family home, so please call Miles and Barr to arrange all viewings as the sole agent.

DESCRIPTION

Entrance

Conservatory 9'06 x 9'02 (2.90m x 2.79m)

Lounge/Diner 18'10 x 11'10 (5.74m x 3.61m)

Kitchen 14'07 x 8'11 (4.45m x 2.72m)

Lean to 10'07 x 3'01 (3.23m x 0.94m)

WC 6'11 x 2'08 (2.11m x 0.81m)

First Floor

Bedroom One 12'04 x 11'05 (3.76m x 3.48m)

Bedroom Two 12'0 x 8'07 (3.66m x 2.62m)

Bedroom Three 9'0 x 7'09 (2.74m x 2.36m)

Bathroom 7'04 x 6'06 (2.24m x 1.98m)

External

Rear Garden

Garage 17'01 x 8'04 (5.21m x 2.54m)

