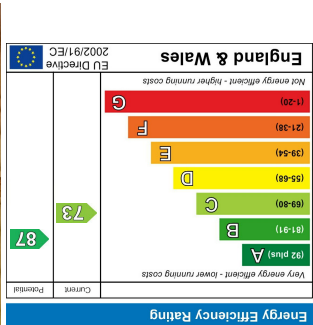


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



137 STURRY ROAD
CANTERBURY

ASKING PRICE £260,000

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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miles & barr
...valuing people, not just property



- Four Bedroom Home
- Semi Detached
- Tenanted Until July 2021
- Achieving £1640pcm Including Bills
- Close To Amenities
- Viewing Recommended
- Short Distnace To City Centre
- Rear Garden

LOCATION

LOCAL AREA
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 Beaneys 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

*** NO ONWARD CHAIN ***

I Four Bedrooms I Close to City Centre I

Miles and Barr are delighted to offer to the market this four bedroom semi detached home, located on Sturry road which is just a short distance to all amenities and city centre. The property is currently tenanted until July 2021. The ground floor accommodation comprises Entrance/ Hallway, Versatile Bedroom which could also be used as a Lounge, and the open planned Kitchen/ Dining area. To the first floor is three additional Bedrooms and the Family Bathroom. Outside benefits from a low maintenance rear garden. The property is well presented throughout and would make a great first time buy and investment alike. Please call Miles and Barr as the Sole Agent to arrange all viewings.

DESCRIPTION

Ground Floor

Bedroom One 10'10 x 10'11 (3.30m x 3.33m)

Kitchen/ Dining Area 16'8 x 12'1 (5.08m x 3.68m)

First Floor

Bathroom

Bedroom Two 6'9 x 10'11 (2.06m x 3.33m)

Bedroom Three 9'9 x 7'11 (2.97m x 2.41m)

Bedroom Four 10'11 x 12'1 (3.33m x 3.68m)

