

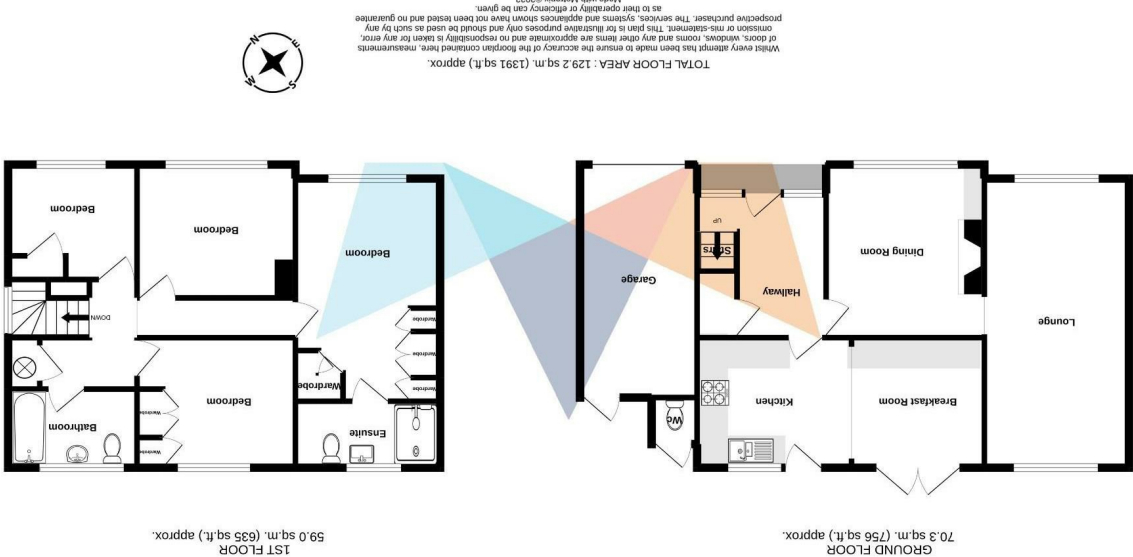
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 (93 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (43-54)
	F (21-30)
Not energy efficient - higher running costs	G (1-20)
Current	75
Predicted	86



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MOUNT PLEASANT CANTERBURY



MOUNT PLEASANT
CANTERBURY

PRICE RANGE £500,000

- Detached House
- Four Bedrooms
- Kitchen/ Breakfast Room
- Sunny Rear Garden
- Off Street Parking And Garage
- Well Presented Throughout
- Popular Village Location
- Viewing Recommended
- CHAIN FREE

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 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.

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

*** PRICE RANGE £500,000 - £550,000 ***

** CHAIN FREE - BEAUTIFULLY PRESENTED
DETACHED HOUSE IN SOUGHT AFTER LOCATION!*

Miles and Barr are delighted to present to the market this Four Bedroom Detached House in the popular location of Mount Pleasant in Blean. This house has been extended by previous owners to offer extra living space and has been well looked after and modernised by the current owner.

In its current layout, the property consists of a spacious Kitchen/Breakfast Room, a separate Dining Room and a Lounge on the ground floor. On the First Floor, there are Four Bedrooms and a Family Bathroom, with the Master Bedroom benefiting from an En-Suite.

Externally, there is a private garden that is mostly laid to lawn with a patio area and a decking area,, plus Off Street Parking and a Garage to the Front.

This home has been well looked after by the current owners and must be seen to appreciate the space on offer.

Viewings can be arranged by contacting Miles and Barr, acting as sole agents.

DESCRIPTION

Entrance
Entrance Hall
Sitting Room 20'4" x 10'2" (6.20m x 3.10m)
Dining Room 12'1" x 11'3" (3.70m x 3.43m)
Kitchen 20'8" x 9'1" (6.32m x 2.77m)
First Floor
Master Bedroom 15'3" x 10'2" (4.65m x 3.10m)
En-Suite Shower Room
Bedroom Two 11'5" x 9'4" (3.48m x 2.87m)
Bedroom Three 11'5" x 9'1" (3.48m x 2.77m)
Bedroom Four 8'9" x 8'0" (2.69m x 2.46m)
Bathroom
External
Garage 16'9" x 8'3" (5.11m x 2.54m)
Gardener's WC

