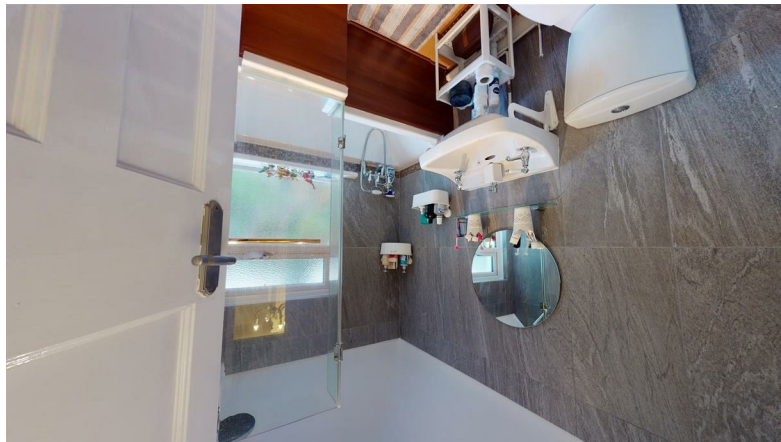


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Possible
Energy Efficiency Rating	
22	48



8 CLIFTON GARDENS
CANTERBURY



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

miles & barr
YOUR PROPERTY AGENT



8 CLIFTON GARDENS
CANTERBURY

£375,000

- End of Terrace
- Three Bedrooms
- Popular Location
- Spacious Living Accommodation
- Planning Permission Granted
- Over 100 Foot Rear Garden
- Lounge & Dining Room Chimneys Recent Swept With (Certificates Obtained)
- Recently Fitted Plantation Shutters

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 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

IDEALLY LOCATED END OF TERRACE HOUSE!

Miles and Barr are delighted to present to the market this Three Bedroom End of Terrace House, in the popular location of Clifton Gardens. this quiet cul-de-sac is located close to Canterbury West station and the University of Kent.

In its current layout, the property consists of a Lounge, Kitchen/Diner and a large Conservatory on the ground floor, with three bedrooms and a bathroom on the first floor.

Externally, there is a 100ft and sunny rear garden that is mostly laid to lawn. To the front there is a 30ft front garden that could be converted into off street parking, there is currently free parking outside the property with no need for a residential permit. An additional benefit to this property is the planning permission that has already been granted for a single storey rear extension and a roof extension with a dormer.

The property is in good condition throughout and viewings can be arranged by contacting Miles and Barr, acting as sole agents.

DESCRIPTION

- Entrance
- Lounge 13'3 x 11'1 (4.04m x 3.38m)
- Kitchen/Diner 17' x 10'6 (5.18m x 3.20m)
- Conservatory 16'9 x 9'6 (5.11m x 2.90m)
- First Floor
- Landing
- Bedroom Three 7' x 5'10 (2.13m x 1.78m)
- Bathroom 6'3 x 5'4 (1.91m x 1.63m)
- Bedroom Two 10'7 x 9'10 (3.23m x 3.00m)
- Bedroom One 13'7 x 11'1 (4.14m x 3.38m)
- Exterior
- Front Garden 30' (9.14m)
- Rear Garden over 100' (over 30.48m)

