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Energy Efficiency Rating	
Current	Potential
G	A
F	B
E	C
D	D
C	E
B	F
A	G

EU Directive 2002/91/EC

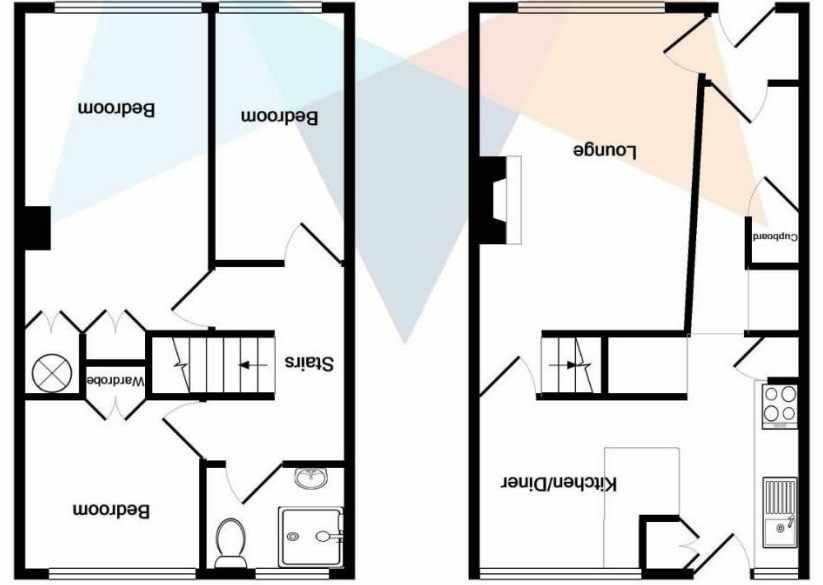


TOTAL APPROX. FLOOR AREA 69.3 SQ.M. (746 SQ.FT.)  
 Made with Metropix ©2021



GROUND FLOOR  
 APPROX. FLOOR AREA 34.8 SQ.M. (374 SQ.FT.)

1ST FLOOR  
 APPROX. FLOOR AREA 34.5 SQ.M. (372 SQ.FT.)



**YORK ROAD, CANTERBURY**



**YORK ROAD  
 CANTERBURY**

**GUIDE PRICE £270,000**



- Three Bedroom Mid Terrace
- End of Chain
- Popular Location
- Close to Train Station
- Close to High Street

## ABOUT

\*\*\* GUIDE PRICE £270,000 - £290,000 \*\*\*

\*\*\* END OF CHAIN \*\*\*

Miles and Barr are delighted to offer this three bedroom mid terrace home on York Road, Canterbury.

Refreshed and updated by the current owner this family home in the ever popular Wincheap area of Canterbury is offered as end of chain.

Well located just a short walk from the east train station and the bustling high street plus with easy access to the A2. The accommodation in brief consists of - entrance hall, lounge with feature fireplace, kitchen dine with breakfast bar. First floor three bedrooms and the family bathroom currently arranged as a wet room. externally the rear garden is laid to lawn with borders.

## 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 Heme 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)."

## DESCRIPTION

Entrance

Entrance Hall

Lounge 14'10 x 10'3 (4.52m x 3.12m)

Dining Room 8'6 x 8' (2.59m x 2.44m)

Kitchen 11'1 x 4'11 (3.38m x 1.50m)

First Floor

Landing

Bedroom One 14'5 x 8'7 (4.39m x 2.62m)

Bedroom Two 11'5 x 6'1 (3.48m x 1.85m)

Bedroom Three 9'9 x 8'1 (2.97m x 2.46m)

Bathroom 6'1 x 4'10 (1.85m x 1.47m)

Exterior

Front Garden

Rear Garden

