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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:



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)
G	(1-20)
Not energy efficient - higher running costs	
Current	67
Possible	85



ASHFORD ROAD CANTERBURY



ASHFORD ROAD
CANTERBURY

GUIDE PRICE £400,000

- Council Tax Band - D
- A lovely detached home
- Close proximity to all the historic city of Canterbury has to offer
- Elevated river views from the rear of the property
- Versatile Accommodation
- Great Potential
- Ample Driveway Parking
- Garage
- No onward chain involved

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

*** GUIDE PRICE £400,000 TO £425,000 ***

Miles and Barr are delighted to offer to the market this three bedroom detached bungalow, with ample driveway parking and spacious accommodation throughout. Situated in the highly sought after area of Ashford Road, with great access to Chartham and the A2 while also being a short distance to the city centre of Canterbury. There are also beautiful countryside walks surrounding. In its current layout you will find entrance hall, WC, three spacious bedrooms, shower room, lounge/ dining room, separate kitchen. There is ample driveway parking and a garage to the front of the property. The sunny rear garden is mainly laid to lawn with a patio and raised decking area. The property is in need of modernisation and has great potential for a buyer to place their own stamp on this lovely detached home.

Being sold with no onward chain this is not one to miss out on so please call Miles and Barr as the sole agent to arrange all viewings.

Please note that under section 21 of the Estate Agents Act, Miles and Barr declare an interest in this property.

DESCRIPTION

Entrance Hall

Cloakroom

Shower Room 7'10" x 5'4" (2.39m x 1.63m)

Bedroom Two 10'7" x 10'1" (3.23m x 3.08m)

Bedroom One 12'7" x 11'8" (3.84m x 3.56m)

Bedroom Three 11'5" x 7'8" (3.48m x 2.34m)

Lounge 17'1" x 15'0" (5.21m x 4.58m)

Conservatory 11'8" x 8'9" (3.56m x 2.67m)

Kitchen 11'1" x 10'7" (3.38m x 3.23m)

Exterior

Front Garden

Garage

Rear Garden

