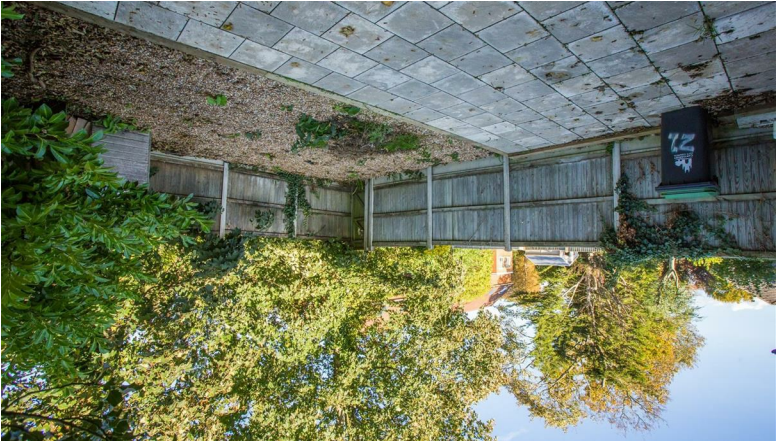
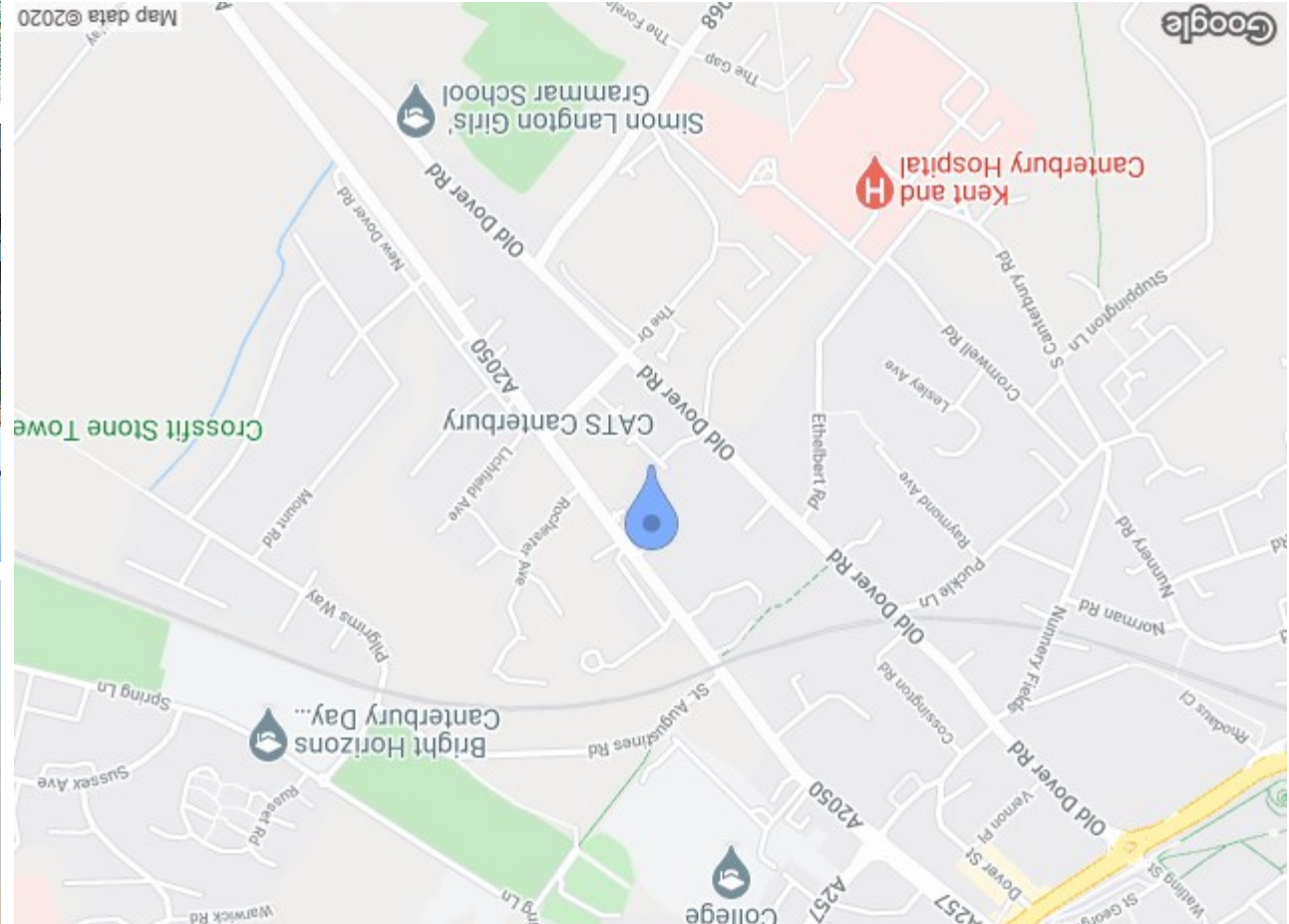


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
82	68
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(21-47) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



22 COWDREY PLACE
CANTERBURY



22 COWDREY PLACE
CANTERBURY

£350,000

- Well Presented Family Home
- Desirable South Canterbury Location
- Off Street Parking For 2-3 Cars
- No Onward Chain
- Two En-suite Bedrooms

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

3 BEDROOMS AND 3 BATHROOM HOUSE WITH NO ONWARD CHAIN

Miles & Barr are delighted to be offering to the market, this well presented three bedroom home, located in the desirable area of south Canterbury and within a 5-10 minute walking distance to the city centre, hospital, grammar schools and cricket ground.

Neutrally decorated throughout, the ground floor comprises entrance porch leading into the living room, separate dining room, modern kitchen, cloakroom and 3rd bedroom with en-suite shower. To the first floor are two well proportioned double bedrooms (one has an en-suite shower) a separate WC and separate shower room. To the outside of the property there is off road parking for 2/3 cars via the driveway. There is also the benefit of GCH, DG and a low maintenance rear garden. Council tax band D.

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

DESCRIPTION

GROUND FLOOR

Lounge 14'2" x 12'8" (4.32 x 3.88)
Dining Room 9'0" x 9'2" (2.75 x 2.8)
Kitchen 4.26 x 2.00 (1.22m.7.92m x 0.61m.0.00m)
Bedroom with En-suite 13'10" x 8'10" (4.24 x 2.70)

FIRST FLOOR

Bedroom Two with Shower 14'3" x 12'6" (4.36 x 3.82)
Bedroom Three 12'6" x 9'2" (3.83 x 2.80)
Shower Room 6'0" x 5'1" (1.84 x 1.56)

