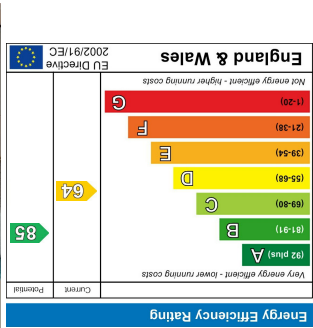


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



COPINGER CLOSE CANTERBURY



COPINGER CLOSE  
CANTERBURY

£270,000



- Investment Opportunity
- Three Bedroom End of Terrace
- Popular Residential Area
- Close to University of Kent

### 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 recently refurbished 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

Miles and Barr are delighted to offer this three/four bedroom end of terrace home in Copinger Close, Canterbury.

A popular residential area walking distance to both the University of Kent and the city center this home is offered with a tenant in situ and would be a great investment opportunity.

The accommodation in brief consists of - entrance hall, WC, modern kitchen, lounge, second reception room or bedroom. To their first floor there are three good size bedrooms and a family bathroom. Externally the property offers a low maintenance rear garden which is laid to lawn.

Please see the virtual tour and then contact Miles and Barr to arrange your accompanied viewing.

### DESCRIPTION

- Entrance Hall
- WC
- Kitchen 11'05 x 8'10 (3.48m x 2.69m)
- Lounge 12'10 x 11'1 (3.91m x 3.38m)
- Reception Room / Fourth Bedroom 10'02 x 8'6 (3.10m x 2.59m)
- First Floor
- Bedroom One 12'4 x 9'9 (3.76m x 2.97m)
- Bedroom Two 11'10 x 8'7 (3.61m x 2.62m)
- Bedroom Three 9'7 x 7'11 (2.92m x 2.41m)
- Family Bathroom 8'7 x 5'3 (2.62m x 1.60m)
- Rear Garden

