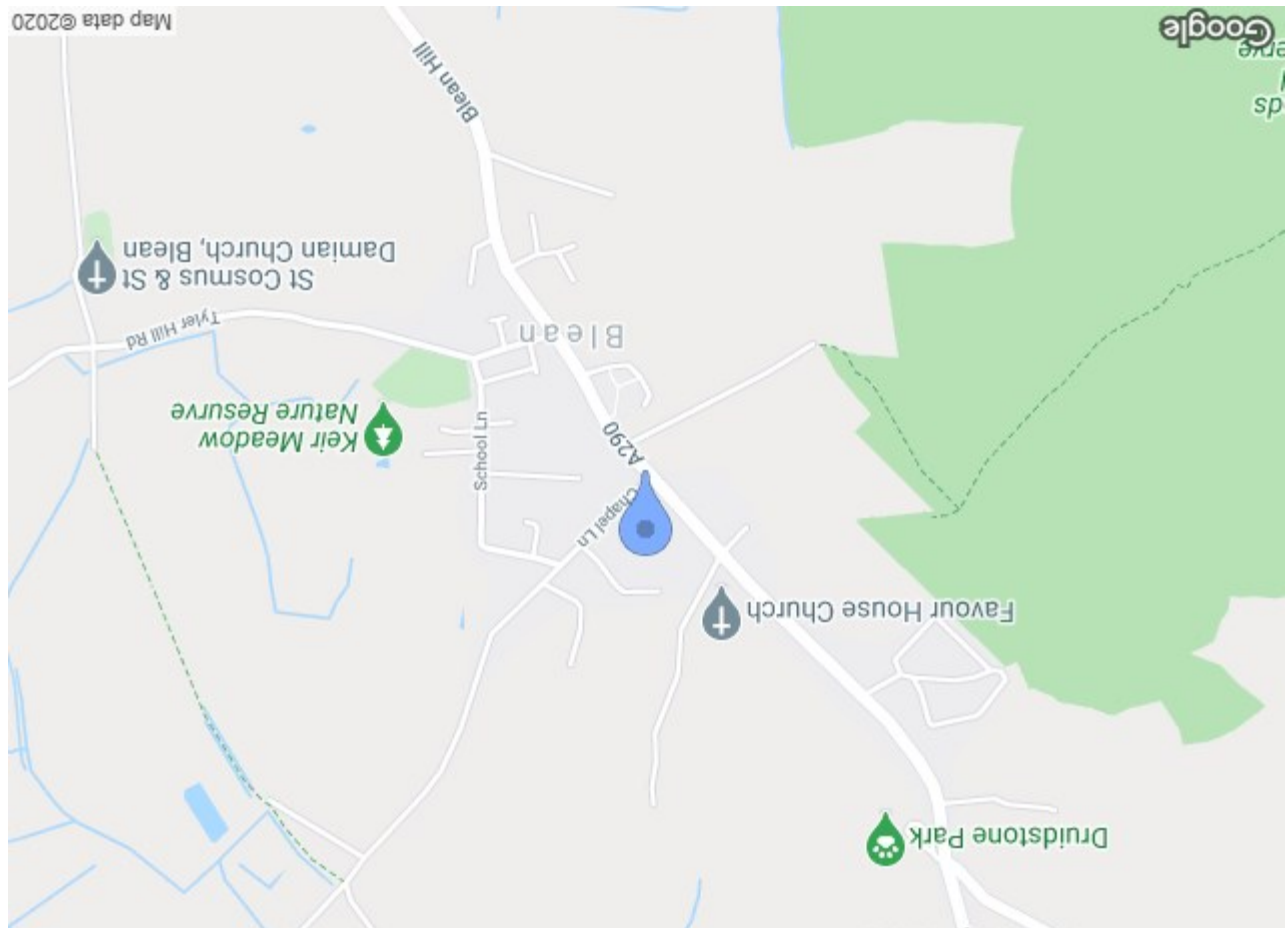


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(45-54) E	
(35-44) F	
(1-34) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
74	46



75 BLEAN COMMON
CANTERBURY



75 BLEAN COMMON
CANTERBURY

OFFERS IN EXCESS OF £475,000

- Three/Four Bedroom Bungalow
- Approved Planning Permission
- Driveway Parking
- Good-Sized Rear Garden
- Well Presented Throughout
- Desirable Village Location Of Blean
- Stones Throw From Blean Woods Nature Reserve
- Viewing Recommended

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 Beaneys 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

****Planning Permission To Extend****

Miles and Barr are delighted to offer to the market this well presented three bedroom bungalow in the heart of the desirable village location of Blean. With Blean Woods National Nature Reserve on the doorstep, the property offers the perfect quiet lifestyle, while only being a short drive to Canterbury and Whitstable. The ground floor accommodation comprises the spacious entrance/ hallway, Kitchen/ Diner, two double bedrooms, the considerable lounge and a versatile fourth bedroom or office space. To the first floor there is an additional double bedroom and the family bathroom. The Property also benefits from approved planning to extend out the first floor, which will increase the floor space dramatically. Please call Miles and Barr to Arrange all viewings.

DESCRIPTION

Entrance
WC 3'09 x 3'03 (1.14m x 0.99m)
Study/ Bedroom Four 14'01 x 9'06 (4.29m x 2.90m)
Kitchen 19'11 x 12'02 (6.07m x 3.71m)
Bedroom One 11'11 x 12'04 (3.63m x 3.76m)
Bedroom Two 11'0 x 11'09 (3.35m x 3.58m)
First Floor
Bedroom Three 12'16 x 12'03 (3.66m x 3.73m)
Bathroom 12'06 x 12'03 (3.81m x 3.73m)

