13 NORTH LANE
CANTERBURY
£289,995
Miles and Barr are delighted to offer to the market this three bedroom terraced home situated in the ever popular St Dunstan’s area of Canterbury which offers a variety of shops, restaurants and bars. The property is also just a stone’s throw from Canterbury West train station offering high speed links to London.

The property itself offers generous living accommodation and would make an ideal home or investment. To the ground floor is a spacious lounge and separate dining room. The kitchen is well equipped with a range of appliances and storage cupboards. There is also the added benefit of a ground floor cloakroom/WC. Upstairs you will find three good sized bedrooms along with the bathroom. Outside the property benefits from a lovely courtyard garden, ideal for those summer months. This home must be seen to be appreciated and a viewing is highly recommended.

Set just a stone’s throw from the historic Westgate Towers and Gardens, the property is just minutes away from a leisurely stroll along the River Stour. The main high street is also within easy walking distance, along with the ever popular Marlowe Theatre. The University of Kent is easily accessible, in addition to a range of local Grammar Schools, State Secondary Schools and Independent Schools.

Contact Miles and Barr today to arrange your viewing.

ABOUT

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 Christchurch College 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 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 Bentley 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).

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to provide 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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit:  www.milesandbarr.co.uk/referral-fee-disclosure