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Energy Efficiency Rating	
Current	Potential
<div><div></div></div>	<div><div></div></div>
Energy Efficiency Rating	
Key energy efficient - lower running costs	
Key energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Relocation

PLANNING MEMBER

2020/2021

The Property

Ombudsman

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OLD DOVER ROAD, CANTERBURY

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OLD DOVER ROAD

CANTERBURY

PRICE RANGE £300,000

- Council Tax Band – C
- Grade II Listed Georgian Property
- Stones Throw From City Centre
- Sunny Rear Garden
- No Onward Purchasing Chain
- Parking Permit
- Full Of Character
- Two En Suite Bathrooms

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

Price Range £300,000-£315,000

Miles and Barr are delighted to offer to the market this three bedroom grade II listed middle terrace house, which is offered to the market with no onward purchasing chain. Situated just outside the historic Canterbury City walls, it is perfect for those who want the central city lifestyle. The property is within close proximity to Canterbury East and West train station which benefit from the high speed rail link to St. Pancras, London and the Kent Coast.

This Georgian property has been improved with a sympathetic view to keep its remaining period features. the ground floor accomodation comprises entrance into the sitting room with a stain glass original door leading to the dining room, WC, kitchen and stairs down the cellar. To the first floor is the master bedroom with an en suite shower room and the second bedroom. This room has stairs leading to the second floor, however this could be partitioned off if necessary. The second floor is made up of the third bedroom with a slipper bath to make an en suite bathroom. The sunny rear garden is low maintenance and benefits from a large summer house.

This property is fully of character and is very quirky so don't miss out. Please can you call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

Cellar 12'0 x 12'0 (3.66m x 3.66m)

Ground Floor

Kitchen 10'7 x 8'7 (3.23m x 2.62m)

WC 2'09 x 6 (0.84m x 1.83m)

Dining Room 14'0 x 9'5 (4.27m x 2.87m)

Sitting Room 13'3 x 12'7 (4.04m x 3.84m)

First Floor

Bedroom One 12'7 x 12'7 (3.84m x 3.84m)

En Suite 4'05 x 2'09 (1.35m x 0.84m)

Bedroom Two 11'9 x 9'7 (3.58m x 2.92m)

Second Floor

Bedroom Three 13'4 x 11'10 (4.06m x 3.61m)

En Suite 13'2 x 12'7 (4.01m x 3.84m)

