

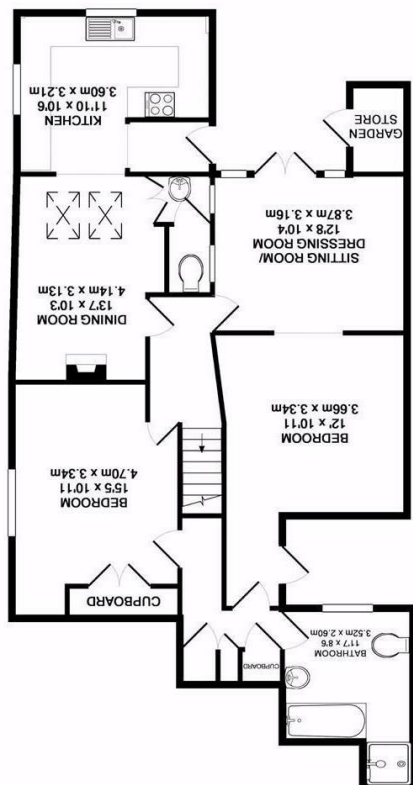
in compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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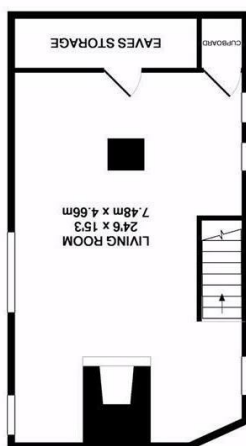


GROUND FLOOR
APPROX. FLOOR
AREA 960 SQ.FT.
(89.2 SQ.M.)



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Possible
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	Very energy efficient - lower running costs	A	(92 plus)
		B	(81-91)
		C	(65-80)
		D	(55-65)
		E	(35-54)
		F	(21-34)
		G	(1-20)
	More energy efficient - higher running costs		



SPRING GARDENS CANTERBURY



SPRING GARDENS CANTERBURY

OFFERS IN EXCESS OF £450,000

- Council Tax Band - C
- Two/Three Bedroom Charming Cottage
- Period Features Throughout
- Double Aspect Living Room Spanning Over 25ft
- Recently Redecorated
- Five Minute Walk To City Centre
- Great Local Amenities
- Superb Rear Garden
- Dating Back To 1560
- Viewing Recommended

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 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 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

****SET BACK FROM WINCHEAP IN SECLUDED LOCATION****

Miles and Barr are delighted to offer to the market this charming quintessentially British Grade 2 Listed property that dates back to 1560 and boasts a range of period features such as original beams throughout, brick fireplaces, a wood burning stove and the original sixteenth century baking oven in one of the bedrooms. Set back from Wincheap in a secluded position.

The main entrance leads into the kitchen / diner which has stone flag flooring throughout. The recently fitted kitchen overlooks the rear garden and includes an induction hob, fridge, freezer, oven and built in microwave. Separated from the kitchen by original beam work, the dining room has a brick fireplace and log burner and vaulted ceiling with roof windows allowing plenty of light in. An internal hallway leads to a dressing room which has a sky light and French doors leading to the garden. - this room could make a potential third double bedroom, a study or simply add to the living space. There are two double bedrooms to the ground floor and a family bathroom. Upstairs is the main lounge which has a double aspect and spans over twenty-five feet long. It has a vaulted ceiling with exposed beams and a brick fireplace. The private rear garden has a shingle patio immediately next to the house. There is a lawn area in the middle which is surrounded by shrub boarders and Victorian style pergola. The garden shed is in-keeping with the style of house and provides additional storage.

Please call Miles and Barr as the sole agent to arrange all viewings, this really is a unique opportunity and is not one to miss!

DESCRIPTION

- Entrance
- Entrance Hall
- Kitchen 10'5" x 12'0" (3.18m x 3.66m)
- Lounge 15'05 x 25'01 (4.70m x 7.65m)
- Dining Room 8'02 x 12'10" (2.49m x 3.91m)
- Cloakroom 2'06 x 4'05 (0.76m x 1.35m)
- Inner Hall
- First Floor
- Bedroom One 10'7" x 10'11" (3.25m x 3.33m)
- Bedroom Two 13'04 x 10'05 (4.06m x 3.18m)
- Bedroom Three 10'7" x 10'11" (3.25m x 3.33m)
- Bathroom 8'6" x 8'6" (2.59m x 2.59m)
- External
- Rear Garden

