

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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Possible
63	78



48 THE STREET
CANTERBURY



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OFFERS IN EXCESS OF £240,000

- Three Bedrooms
- Family Home
- End Of Terrace
- Front and Rear Garden
- In Need Of Modernisation
- Short Drive To Canterbury
- Great First Time Buy Or Investment
- Viewing Recommended

LOCATION

LOCAL AREA
The property is situated within 6 miles of 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

** NO ONWARD CHAIN**

Miles and Barr are delighted to offer to the market this three bedroom end of terrace home, situated within walking distance to the local school, which is rated outstanding by Ofsted. Also you will find a local park to the rear for those who love the outdoors. The property is just a short drive to the city of Canterbury City Centre and is within close proximity to Adisham Train Station. The ground floor accommodation comprises entrance, lounge, Utility with a WC and the large kitchen diner. To the first floor you will find three sizeable bedrooms with the family bathroom. Outside benefits from a front and rear garden . To the front of the property is a bay for on street parking. The property is in need of refurbishing, making this a great opportunity to come and put your own stamp on it. Additionally, being sold with no onward chain, this is the perfect opportunity for a first time buyer or investor alike. Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

Ground Floor
Lounge 12'07 x 11'10 (3.84m x 3.61m)
Kitchen/ Diner 17'08 x 12'07 (5.38m x 3.84m)
WC 5'04 x 4'07 (1.63m x 1.40m)
First Floor
Bedroom One 12'08 x 9'11 (3.86m x 3.02m)
Bedroom Two 11'02 x 8'07 (3.40m x 2.62m)
Bedroom Three 7'05 x 9'05 (2.26m x 2.87m)
Bathroom 6'01 x 5'11 (1.85m x 1.80m)
External
Garden

