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2020/2021

Relocation

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14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF

...valuing people, not just property

miles & barr

Energy Efficiency Rating

Current Predicted

83

62

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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DUCK LANE, CANTERBURY

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DUCK LANE, CANTERBURY

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CANTERBURY

OFFERS IN EXCESS OF £350,000

- Two Bedroom Home
- Stones Throw From High Street
- Mid Terrace
- Ideal Investment Or Air BNB
- Great Living Accommodation
- Courtyard Garden
- Within The City Walls
- No Onward Chain
- Garage 0.2 Miles Away
- 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

Miles and Barr are delighted to offer to the market this Grade II listed, two bedroom Victorian home set within the city walls. The property offers fantastic city living with the main high street just a few minutes away. The Marlow Theatre is just round the corner, along with a variety of shops, pubs and restaurants. Canterbury West train station is just a short walk away, along with good regular bus routes.

The ground floor accommodation comprises the living room, dining room and well equipped kitchen. Upstairs you will find two good sized bedrooms and the main family bathroom. Outside the property benefits from a low maintenance courtyard garden which is perfect for those summer months. There is currently approved planning permission to extend the property to the rear to add a utility room and WC. The property also comes with a garage 0.2 Miles from the property.

Although the property would make an ideal small family home, it has been successfully let in the past and would make a fantastic let or Air BnB for any investor. Being sold with no onward chain- please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Entrance
- Living Room 11'10" x 10'10" (3.61m x 3.30m)
- Dining Room
- Kitchen 8'0" x 6'0" (2.44m x 1.83m)
- First Floor
- Bedroom One 11'9" x 10'11" (3.58m x 3.33m)
- Bedroom Two 10'11" x 8'5" (3.33m x 2.57m)
- Bathroom 7'10" x 5'10" (2.39m x 1.78m)
- External

