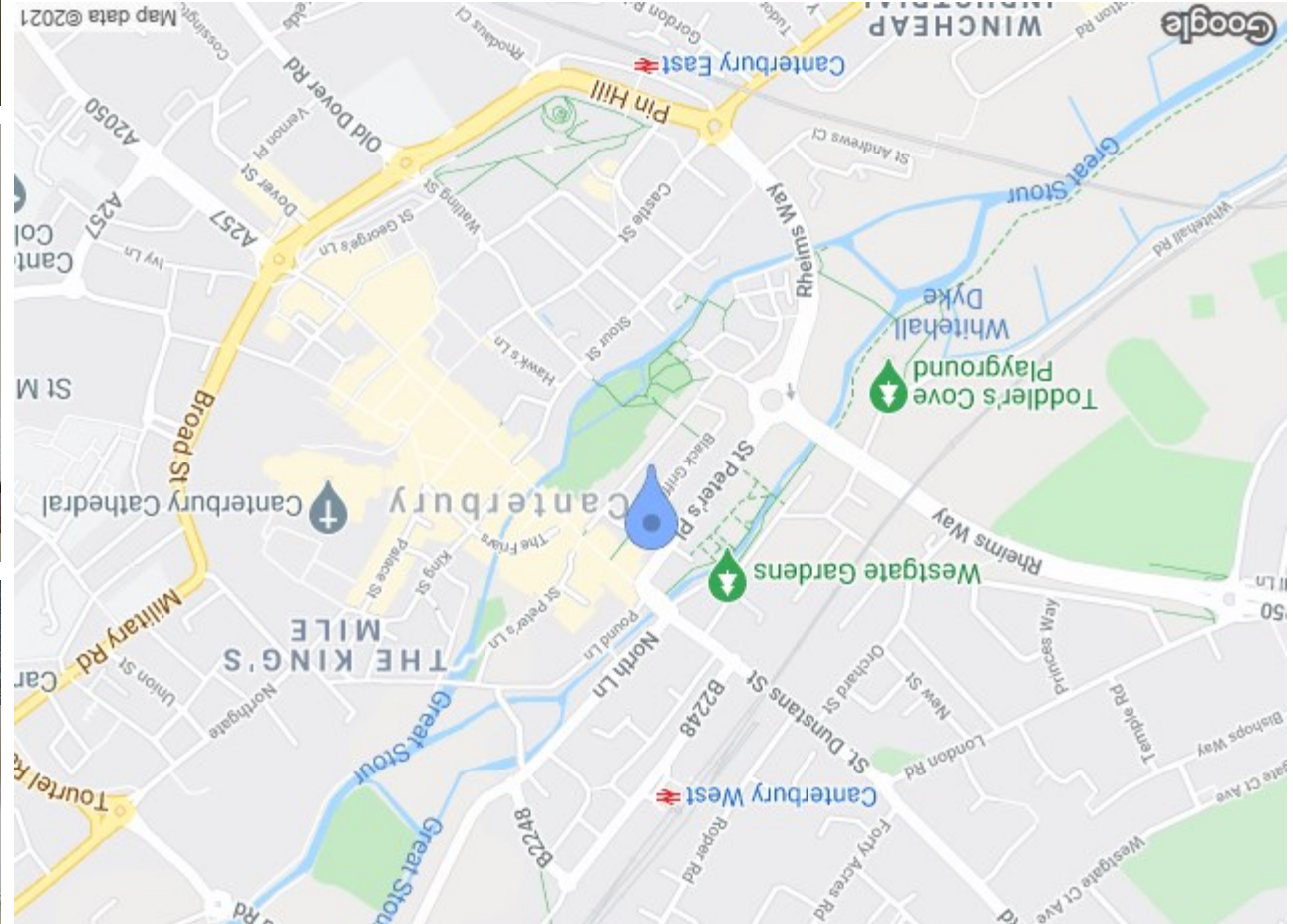
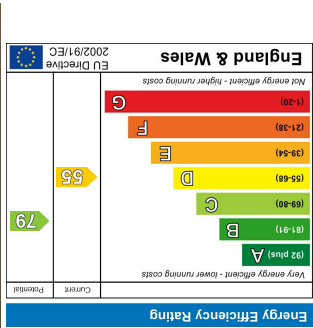
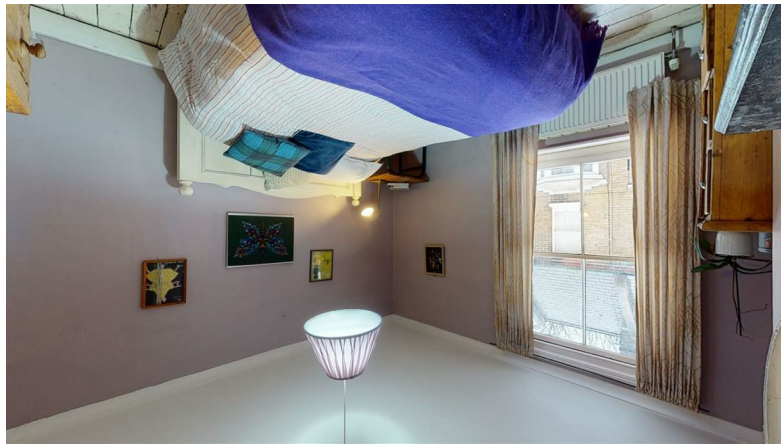


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



31 ST. PETERS GROVE
CANTERBURY



31 ST. PETERS GROVE
CANTERBURY

£325,000

- Three Bedroom Period Home
- Terrace Property
- Beautifully Presented Throughout
- Designed Garden
- Close To City Centre
- Short Walk To Canterbury West Station
- Great First Time Buy Or Investment
- Viewing Recommended

LOCATION

Location
Inside the Old City Wall is the the medieval City of Canterbury. Nestled in a quiet street just off the pedestrian High Street, you will find this 3 – 4 bedroom Victorian terraced house.
This is a great location for all the Universities and colleges, the Marlowe Theatre, the Cathedral, High Street shops and restaurants all of which are a pleasant stroll from the front door.
The history of Canterbury is what makes the location of this house such a special place. Being here chimes of the pilgrims who once traveled, and still do, on foot (but not so much on foot these days) across Europe to visit this city and the Cathedral. The city has been a well-trodden destination for pilgrims since 1012 and it is wonderful to live here now and soak up some of the medieval history.

Culture and Leisure Amenities
Walking distance from the house are quiet places that bring you closer to the soul of this historic city, such as The Greyfriars Gardens and Fiary at the end of the street, which have a beautiful wild flower meadow in summer. At the other end of the Grove is The Westgate Gardens, a tranquil waterside public park, which takes you on a beautiful walk from the centre of the city, along The River Stour and out into the Kent Countryside. A punt can also be taken nearby to the house on Stour Street, that will take you either on a historic tour of the city, under all the buildings that are built over it or you can take The Country Tour, which is my favourite thing to do on a summer's day, heading away from the city into the watery world of the riverbank where ducks and fish enjoy the stream of the clear rippling water and willow trees dangle their branches against the stream.

The Cathedral offers wonderful services, especially at evensong everyday, to lift the spirits. Shopping at Fenwicks is everybody's guilty pleasure so if that is your thing, head to the high street at the top of the Grove and enjoy the delights of the Kings Mile. However, It is in the second hand bookshops, backstreets and quiet gardens of Canterbury that the real magic of our City is found, all of which are in your neighbourhood at this property.

ABOUT

****NO ONWARD CHAIN****

Miles and Barr are delighted to offer to the market this three bedroom period home located within Canterbury's city walls in the ever popular St Peters Grove, with its great choice of cafes, restaurants and retail therapy as well as being a short walk to Canterbury west train station. The property comprises lounge, dining room, kitchen & bathroom, two double bedrooms and further single bedroom to the first floor. Benefits include original sash, windows, original fireplaces, and gas central heating.

The current owner is a qualified garden designer, so the garden has been carefully planted for maximum impact May-October. The shed has full electricity and is large enough to be converted into a garden room/office space.

The property is currently used as a three bedroom home, however the it is versatile and could be converted to a four bedrooms if needed. With a beautifully presented kitchen and a rustic feel, this property would be the perfect buy. Please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

- Ground Floor
- Lounge 12'1 x 9'10 (3.68m x 3.00m)
- Dining Room 11'1 x 11'7 (3.38m x 3.53m)
- Kitchen 6'8 x 9'7 (2.03m x 2.92m)
- Bathroom
- First Floor
- Bedroom One 11'5 x 9'11 (3.48m x 3.02m)
- Bedroom Two 11'10 x 7 (3.61m x 2.13m)
- Bedroom Three 6'7 x 13'11 (2.01m x 4.24m)
- External
- Rear Garden

