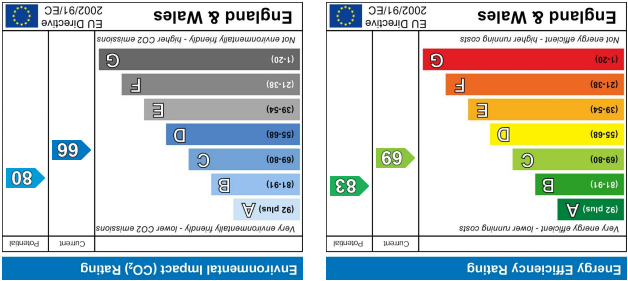
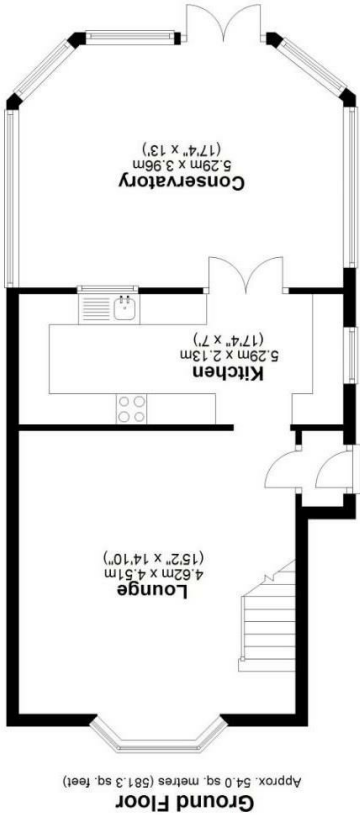
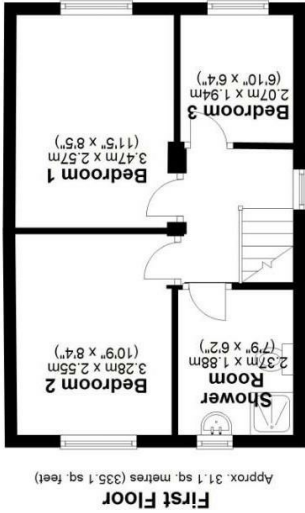


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Coleridge Gardens, Aylesham

Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.



**miles & barr**  
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**The Property Ombudsman**

**PROTECTED** **PROTECTED** **PROTECTED**

**noa** **propertymark** **red**

## 7 COLERIDGE GARDENS CANTERBURY



7 COLERIDGE GARDENS  
CANTERBURY

£250,000



- Three Bedroom Semi-Detached Home
- Driveway Parking
- Two Reception Rooms
- Rear Garden
- Popular Village Location
- Close to Train Station and Amenities
- Ideal Family Home
- Viewing Recommended

## ABOUT

Driveway | Two Reception Rooms | Rear Garden | Family Home |

Miles and Barr are delighted to offer to the market this three bedroom semi-detached home situated in the popular village of Aylesham. The ground floor accommodation comprises the lounge, kitchen and conservatory. Upstairs you will find three good sized bedrooms and the main bathroom. Outside the property benefits from driveway parking for up to three cars and a rear garden. The property is situated within a mile of the village amenities and train station with the city of Canterbury just a short drive away too. Please contact Miles and Barr to arrange your viewing today.

## LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

### SURROUNDING AREAS

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.

### SPORT AND LOCAL 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 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.

### COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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).

## DESCRIPTION

### GROUND FLOOR

Lounge 15'0" x 14'08" (4.57m x 4.47m)

Kitchen 17'03" x 6'10" (5.26m x 2.08m)

Conservatory 16'04" x 13'06" (4.98m x 4.11m)

### FIRST FLOOR

Bedroom 9'10" x 8'03" (3.00m x 2.51m)

Bedroom 10'07" x 8'02" (3.23m x 2.49m)

Bedroom 6'09" x 6'04" (2.06m x 1.93m)

Bathroom 6'02" x 5'05" (1.88m x 1.65m)

### OUTSIDE

Rear Garden

Driveway Parking

