

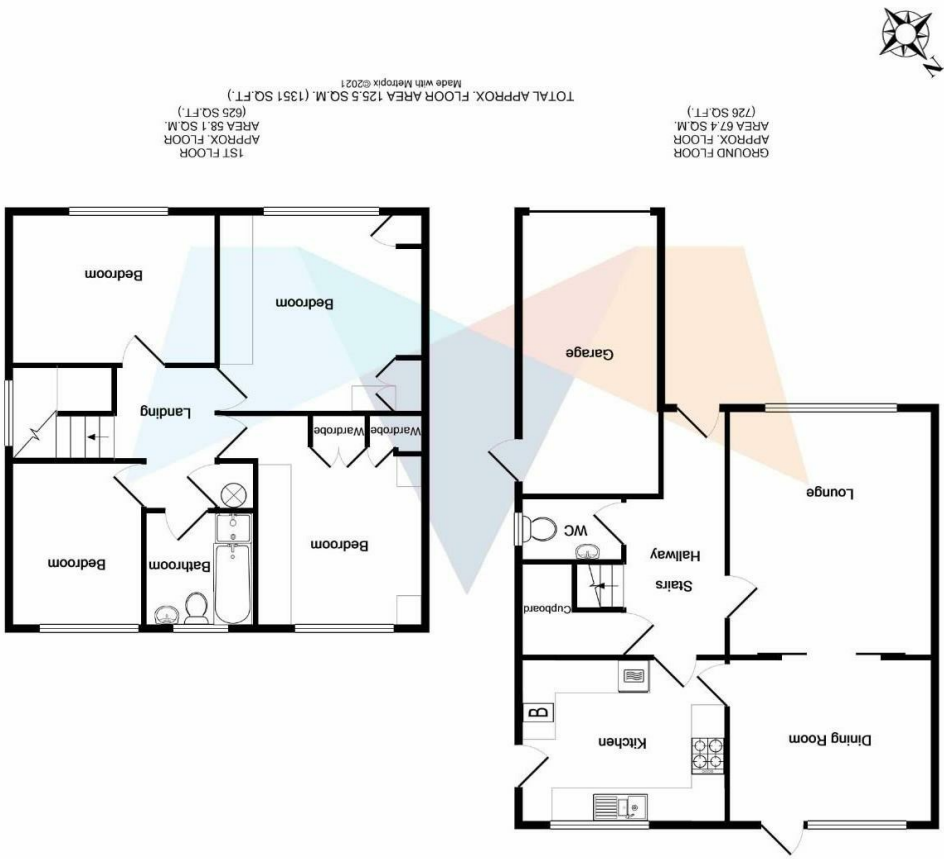
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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



Energy Efficiency Rating	
Current	70
Potential	84
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	



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CADNAM CLOSE, CANTERBURY



CADNAM CLOSE
CANTERBURY

OFFERS OVER £525,000

- Four Bedroom Detached Home
- Off Street Parking
- Integral Garage
- Lovely Garden
- Spacious Rooms
- Popular Location

ABOUT

*** GUIDE PRICE £525,000 - £550,000 ***

Miles and Barr are delighted to offer this four bedroom detached home in Cadnam Close, Canterbury.

A spacious family home in a desirable quiet cul-de-sac, it would be ideal for someone looking to put their own stamp on a future property. This St Stephens location is just a short walk to the train station and amenities of the city center.

The accommodation in brief consists of entrance hall, WC, open plan lounge diner, kitchen. First Floor - four bedrooms, one currently arranged as an office and the family bathroom. Externally there an integral garage and plenty of off street parking on the bloc paved drive. The rear garden is pretty with planted borders a lawn, pond and patio seating area.

Please see the virtual tour and then call Miles and Barr to arrange an accompanied viewing.

DESCRIPTION

Entrance

Lounge 14'10 x 12'05 (4.52m x 3.78m)

Reception Room 12'05 x 10'07 (3.78m x 3.23m)

Kitchen 12'05 x 10'00 (3.78m x 3.05m)

First Floor

Bedroom One 13'03 x 10'02 (4.04m x 3.10m)

Bedroom Two 12'05 x 11'11 (3.78m x 3.63m)

Bedroom Three 12'07 x 9'01 (3.84m x 2.77m)

Bedroom Four 10'04 x 8'04 (3.15m x 2.54m)

Bathroom 7'06 x 6'09 (2.29m x 2.06m)

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 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)."

