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Energy Efficiency Rating	
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (45-54)
	E (35-44)
	F (23-34)
	G (1-22)
Not energy efficient - higher running costs	

England & Wales

EU Directive 2002/91/EC

43

85

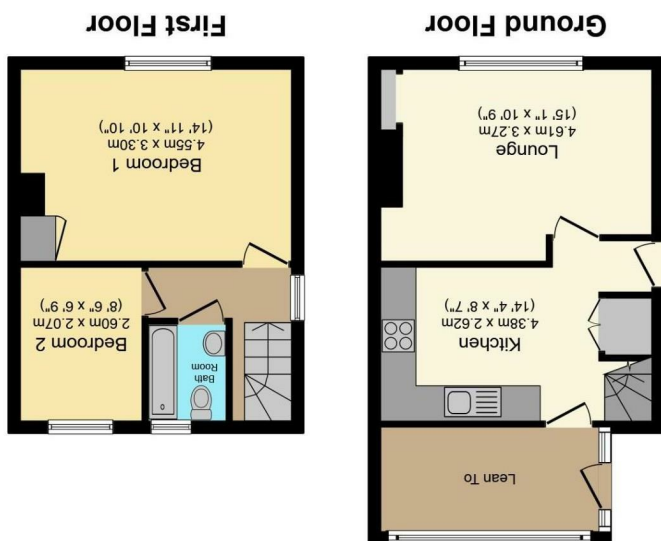
Current

Potential



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Total floor area 63.0 sq. m. (678 sq. ft.) approx



OLD DOVER ROAD, CANTERBURY



OLD DOVER ROAD CANTERBURY

ASKING PRICE £275,000

- Unique two bed detached cottage dating back to 1850
- Charming property situated just minutes walk from Canterbury city centre
- Close to local amenities
- Short walk from both Canterbury East and West Stations offering Highspeed access to London
- Residents parking permit available
- Well maintained garden with decking area

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 this unique two bedroom detached cottage, located just a few minutes walk from the historic city of Canterbury.

Dating back to 1850, this stunning cottage is the ideal starter home for anyone wishing to be near to the hustle and bustle that the beautiful city has to offer. Boasting a large and bright double bedroom complete with fireplace, a smaller second and a bathroom to the first floor, this charming property is steeped in character. To the downstairs there is a large lounge, kitchen and sun room leading out to the well maintained garden which has sun all day round. We are advised that permit parking is available locally.

This rare property is also just a short walk from both Canterbury East and West Stations offering Highspeed access to London and beyond by train. Close proximity of the A2 means France and Europe is but a short distance by car.

DESCRIPTION

- Entrance
- Lounge 15'1x11'4 (4.60mx3.45m)
- Kitchen 12'2x8'8 (3.71mx2.64m)
- Sun Room 11'10x5'9 (3.61mx1.75m)
- First Floor
- Master Bedroom 14'11x11'6 (4.55mx3.51m)
- Bedroom 8'6x6'9 (2.59mx2.06m)
- Bathroom
- External
- Rear Garden

