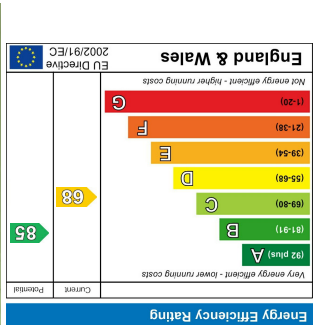


www.milesandbarr.co.uk/referral-fee-disclosure

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:



SUFFOLK ROAD
CANTERBURY

£245,000

miles & barr
...valuing people, not just property

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
01227 200600 e. canterbury@milesandbarr.co.uk



- No Onwards Chain
- Three/ Four Bedrooms
- Versatile Accommodation
- Terrace House
- Ideal First Time Buy Or Investment
- Short Walk To City Centre
- In Need Of Modernisation
- 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 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).

ABOUT

Miles and Barr are delighted to offer to the market this three/four-bedroom terraced house in the popular residential location of Suffolk Road. Suffolk Road is situated on the Spring Lane estate which has regular buses running to and from the city centre and is walking distance to Christ Church University North Holmes Road Campus. It is also less than 2 miles from Canterbury's cultural city centre.

The property needs modernisation and ready for a buyer to come and place their own stamp on it, making this a great opportunity for first time buyers or investors. The accommodation is a three-bedroom house with two receptions rooms, which can be versatile and has previously been used as a four bedroom. The ground floor accommodation comprises entrance hall, dining room/ bedroom, lounge, kitchen, and cloakroom. To the first floor you will find three spacious bedrooms and the family bathroom. The sunny rear garden is low maintenance and laid to lawn.

The property will be sold with no onward chain and not one to miss out on. Please call Miles and Barr as the sole agent to arrange all viewings.

Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

DESCRIPTION

- Ground Floor
- WC 3'10" x 2'8" (1.19 x 0.83)
- Lounge 9'11" x 11'1" (3.04 x 3.40)
- Dining Room/ Bedroom 9'6" x 8'9" (2.92 x 2.69)
- Kitchen 11'3" 8'9" (3.44 2.69)
- First Floor
- Bedroom 11'8" x 8'3" (3.57 x 2.53)
- Bedroom 12'1" x 9'11" (3.70 x 3.03)
- Bedroom 9'10" x 7'10" (3.01 x 2.40)
- Bathroom 8'5" x 5'1" (2.59 x 1.55)

