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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Energy Efficiency Rating	
Current	Possible
77	62



24 HERNE BAY ROAD
CANTERBURY

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CANTERBURY

£315,000



noea
propertymark
PROTECTED

aria
propertymark
PROTECTED

Relocation
PLATINUM MEMBER
2020/2021

The Property
Ombudsman

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14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF

...valuing people, not just property

- Two Bedroom Semi Detached Property
- Well Presented Throughout
- Large Lounge/Dining Area With Fireplace
- Bright and Airy Conservatory
- Two Large Double Bedrooms With Boarded Loft Space
- Stunning South Facing Garden
- Parking For Two Cars
- Rural Location On Bus Routes to Canterbury and Herne Bay

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

** GUIDE PRICE £300,000 TO £325,000 **

Situated in the desirable area of Broad Oak, this spacious two bedroom semi detached property is located just minutes away from both the vibrant city of Canterbury and the popular coast of Herne Bay. With rural views overlooking fields, this deceptively large house offers space in abundance. Enter through the hallway before making your way into the well presented lounge/dining room which benefits from a lovely fireplace, perfect for those winter months. Continue through to the bright conservatory area which opens out onto the beautifully presented south facing garden, which is also home to a summer house and shed. The kitchen offers ample space and comes complete with integrated appliances. Upstairs there are two generously proportioned bedrooms, a family bathroom and the added bonus of a boarded loft area which can be used as work space.

With a farm shop nearby and bus stops offering routes both to and from Canterbury and Herne Bay, this house is the ideal property for anyone looking to live near the historic city of Canterbury and the coast.

DESCRIPTION

- Ground Floor
- Entrance
- Entrance Hall
- Lounge/ Diner 16'09 x 22'02 (5.11m x 6.76m)
- Kitchen 7'11 x 13'09 (2.41m x 4.19m)
- Conservatory 17 x 9'01 (5.18m x 2.77m)
- First Floor
- Landing
- Bedroom One 13'08 x 11 (4.17m x 3.35m)
- Bedroom Two 11'03 x 9'05 (3.43m x 2.87m)
- Bathroom 7'09 x 6'09 (2.36m x 2.06m)
- Exterior
- Front Garden
- Rear Garden

