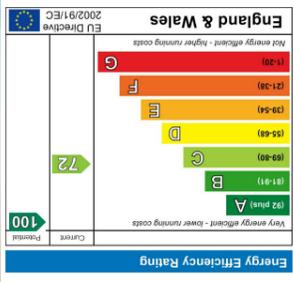


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

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

14 Lower Chantry Lane, Canterbury, Canterbury, Kent, CT1 1UF  
T: 01227 200600 e: [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)



**GARDNERS CLOSE CANTERBURY**



**GARDNERS CLOSE  
CANTERBURY**

**OFFERS OVER £300,000**

- Immaculately presented modern end terrace house
- 2 double bedrooms
- Recently fitted kitchen
- Family bathroom with separate shower
- Landscaped low maintenance garden
- Allocated off road parking for two vehicles
- Popular Village Location
- Short Drive To Canterbury and Sandwich
- Viewing Recommended

## ABOUT

Miles and Barr are delighted to offer to the market this end of terrace home with two double bedrooms in the ever so popular village location of Ash. Situated in a quiet cul-de-sac location of Gardners Close, which is surrounded by various local amenities and beautiful country walks. The property is immaculately presented throughout and ready to move into, making this a great family home. The ground floor accommodation comprises entrance hall, WC, kitchen and lounge/ diner with patio doors into the rear garden. To the first floor you will find two double bedrooms and the family bathroom with a separate shower. The rear garden is beautifully maintained and thoughtfully presented for minimum upkeep. Mainly paved with well planted borders, the garden is wall and fence enclosed with a raised decked seating/entertaining area and a useful rear access to the two allocated parking spaces. Other benefits include double glazing and HIVE smart controlling heating system.

## LOCATION

"The village of Ash is situated to the east of the Cathedral city of Canterbury, and is within 3 miles to the Cinque Port of Sandwich. There are two local pubs, a Post Office, primary school and several shops all on hand, and within a matter of minutes you can be taking a stroll through the beautiful Kent countryside.

### SURROUNDING AREAS

The property is situated within approximately 9 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 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

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)."

## DESCRIPTION

Ground Floor

WC

Kitchen 10 x 8'11 (3.05m x 2.72m)

Lounge/ Diner 13'10 x 15'11 (4.22m x 4.85m)

First Floor

Bedroom 8'5 x 15'11 (2.57m x 4.85m )

Bathroom

Bedroom 9'1 x 15'11 (2.77m x 4.85m)

External

Rear Garden

2 x Allocated Parking Spaces

