

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:



PROTECTED

propertymark

PROTECTED

aria

RELOCATION

PLANNING MEMBER

THE PROPERTY OMBUDSMAN

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

01227 200600

e. canterbury@milesandbarr.co.uk

miles&barr

...valuing people, not just property

Energy Efficiency Rating

Climate Positive

Very energy efficient - lower running costs

Very energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

A (92 plus)

B (81-91)

C (69-80)

D (55-68)

E (39-54)

F (21-38)

G (1-20)

61

78

Map data ©2022

Google

Simon Langton Girls' Grammar School

Cricknet ground

Old Dover Rd

The Worthgate School

Rochester Ave

St Augustine's Rd

Canterbury College

Barton Court Grammar School

A257

St Martin's Hospital

Kent Ave

Sussex Ave

Barton Manor School

Bright Horizons Canterbury Day...

Pilgrims Way

Mount Rd

Spring Ln

Dorset Rd

Crossfit Stone Towers

Apple Down Way

PILGRIMS WAY, CANTERBURY

miles&barr

PILGRIMS WAY

CANTERBURY

£450,000



- Council Tax Band: D
- Three Bedroom Semi-Detached
- Driveway Parking
- Beautifully Presented
- Well Presented Throughout
- Close To The City Centre
- Ideal Family Home

### 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 Beaneys 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 beautifully presented three bedroom semi-detached property. Situated in the quiet residential area of Pilgrims Way. Situated a stones throw from the Historic City of Canterbury.

This property is perfect for a growing family with the highly rated Pilgrims Way Primary School on your doorstep. The ground floor accommodation comprises the entrance hallway, light and airy lounge with a beautiful bay window, L-shaped kitchen/diner, perfect for entertaining. Upstairs you will find three good sized bedrooms and two family bathrooms. Outside, the property benefits from off street parking, garage/workshop and a large beautifully presented garden.

Early viewing is highly recommended, please contact Miles and Barr today.

### DESCRIPTION

Ground Floor

Lounge 13'02 x 13'05 (4.01m x 4.09m)

Dining Room 36'1"32'9" x 32'9"13'1" (11'10 x 10'04)

Kitchen 20'10 x 8'03 (6.35m x 2.51m)

First Floor

Bedroom One 13'04 x 8'06 (4.06m x 2.59m)

Bedroom Two 12'03 x 10'06 (3.73m x 3.20m)

Bedroom Three 8'03 x 6'04 (2.51m x 1.93m)

Bathroom 6'04 x 8'03 (1.93m x 2.51m)

Second Bathroom 5'07 x 4'01 (1.70m x 1.24m)

External

Garage 15'10 x 8'05 (4.83m x 2.57m)

