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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (93 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (43-54)	
F (21-42)	
G (1-20)	
Very energy efficient - lower running costs	
85	
57	



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CROWN GARDENS CANTERBURY



CROWN GARDENS
CANTERBURY

OFFERS IN EXCESS OF £375,000

- No Onward Chain
- Semi-Detached
- Two Double Bedrooms
- Single Storey Rear Extension
- Double Garage
- Off Street Parking
- Corner Plot
- Highly Sought After Location
- Significant Loft Space

LOCATION

LOCAL AREA

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. The Victoria memorial recreation ground with it's green space and children's playground is also within 5 minutes walk with the Lifestyle gym just the other side.

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 recently refurbished 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

FANTASTIC POTENTIAL IN HIGHLY DESIRABLE LOCATION!

NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this two bedroom semi-detached home situated in the quiet residential location of Crown Gardens, Canterbury. The property sits within a 10 minute walk to the town centre, Westgate Gardens and Canterbury West train station. The Victoria memorial recreation ground with it's green space and children's playground is also within 5 minutes walk with the Lifestyle gym just the other side

The ground floor accommodation comprises the entrance hallway with the stairs on the right hand side, on the left leads through to a large lounge with a dining area at the end, in an extension. From the lounge is the separate kitchen and then at the rear is a utility area and cloakroom. The utility has a side door to the garden. On the first floor is the landing, there are two very spacious bedrooms, with the master having large fitted wardrobes. There is also the main bathroom with a 3 piece bath suite and shower overhead. The front bedroom of the property also has the potential to be converted into two bedrooms, due to its expansive size.

Externally the property sits on a corner plot and so there is a large frontage. There is a double garage at the rear which has been sectioned off to create an office area. There is off street parking for two cars in front of the garage. There is a side access to the rear garden, which tapers with the corner and has a patio and lawn section. The home also benefits from solar panels that heat the properties water.

The property could benefit from some modernisation, but does offer huge potential. Subject to relevant surveys and planning, there is potential to extend above the current single storey extension. The loft also offers potential for conversion and there is also a planning permission granted to extend above the garage to create an annexe.

Viewing is highly recommended. Contact Miles and Barr to make your appointment today

DESCRIPTION

Entrance

Entrance Hallway

Lounge 19' x 10' (5.79m x 3.05m)

Dining Room 10'1 x 10' (3.07m x 3.05m)

Kitchen 10'4 x 8'7 (3.15m x 2.62m)

Utility 9'11 x 8'9 (3.02m x 2.67m)

Cloakroom/Shower Room 5'2 x 4'10 (1.57m x 1.47m)

First Floor

Landing

Bedroom One 15'11 x 9'10 (4.85m x 3.00m)

Bedroom Two 10'8 x 8'11 (3.25m x 2.72m)

Bathroom 6'1 x 5'6 (1.85m x 1.68m)

