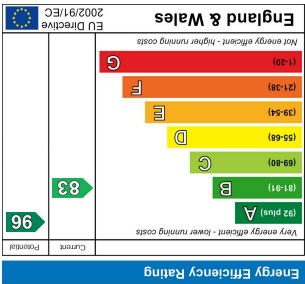


www.milesandbarr.co.uk/referral-fee-disclosure

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:



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miles & barr
YOUR PROPERTY AGENT

122 DORMAN AVENUE NORTH
CANTERBURY



122 DORMAN AVENUE NORTH
CANTERBURY

OFFERS OVER £240,000

- Three Bedroom Family Home
- End Of Terrace
- En Suite
- Beautifully Presented Throughout
- NHBC Warranty for 8 Years
- Tight Knit Village Community
- Viewing Recommended

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.

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

*** NO ONWARD CHAIN ***

PERFECT FAMILY HOME IN IMMACULATE CONDITION

Miles and Barr are delighted to offer to the market this three bedroom end of terrace family home, situated in the heart of Aylesham. The Ground floor accommodation comprises the large living/ dining area, WC and separate kitchen. To the first floor you will find three bedrooms, the master benefiting from an en-suite and a family bathroom. Outside is the rear garden which is mainly laid to lawn and the parking. The property is in an immaculate condition and ready to move straight into, making it a perfect family home or investment. Please call Miles and Barr as the Sole Agent to arrange your viewing.

DESCRIPTION

GROUND FLOOR

Cloakroom/WC

Lounge 14'04" x 12'03" (4.37m x 3.73m)

Kitchen/Diner 15'05" x 8'11" (4.70m x 2.72m)

FIRST FLOOR

Bedroom 12'04" x 9'06" (3.76m x 2.90m)

En-Suite 5'06" x 6'04" (1.68m x 1.93m)

Bedroom 7'6 x 9'2" (2.29m x 2.79m)

Bedroom 7'08 x 5'11 (2.34m x 1.80m)

Bathroom 6'0" x 5'06" (1.83m x 1.68m)

OUTSIDE

Allocated Parking

Rear Garden

