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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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: 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:

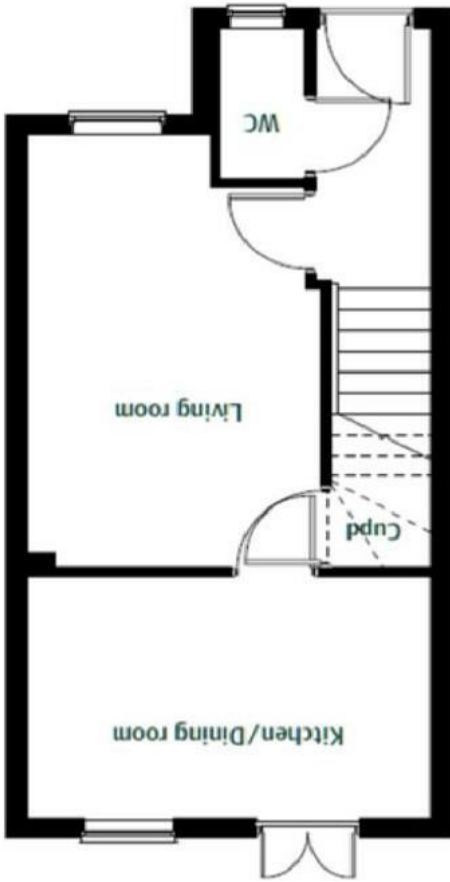
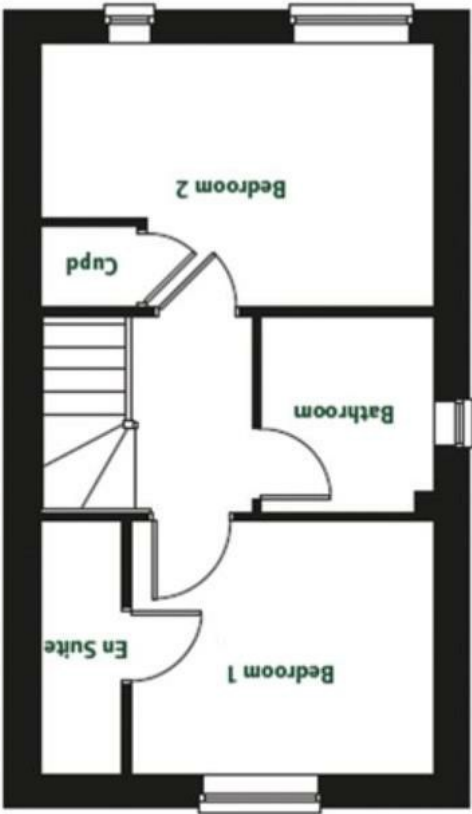


Energy Efficiency Rating	
Current	97
Potential	83
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(93-100)
B	(81-92)
C	(69-80)
D	(55-68)
E	(43-54)
F	(31-42)
G	(1-30)
Very energy efficient - lower running costs	



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



29 CENTRAL BOULEVARD
CANTERBURY



29 CENTRAL BOULEVARD
CANTERBURY

£230,000

- Ideal First Time Buy
- Two Bedroom Home
- Parking For Two Cars
- Terrace Property
- Beautifully Presented
- Popular Village Location
- Low Maintenance Rear Garden
- Short Drive To Canterbury

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 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 recently refurbished 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.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also 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

ABOUT

****Great First Time Buyer****

Miles and Barr are delighted to offer to the market this lovely two bedroom terrace home situated in the popular village location of Aylesham. Aylesham is located just a short drive from Canterbury and is full of many shops, schools and beautiful walks. The property is only a few years old and ready to move into, making this a great first time buy or investment alike. The ground floor accommodation comprises the Lounge, Kitchen and WC, while you find the family bathroom and two spacious bedrooms on the first floor. Outside benefits from a single car port and an additional parking space. This is not one to miss out on, so please call Miles and Barr as the Sole agent to arrange all viewings.

DESCRIPTION

Entrance

Kitchen/Diner 12'07 x 8'00 (3.84m x 2.44m)

WC

Lounge 15'01 x 9'04 (4.60m x 2.84m)

First Floor

Bedroom One 9'10 x 8'02 (3.00m x 2.49m)

Bedroom Two 12'09 x 8'06 (3.89m x 2.59m)

En Suite

Bathroom 6'03 x 5'07 (1.91m x 1.70m)

External

Rear Garden

Off Street Parking

