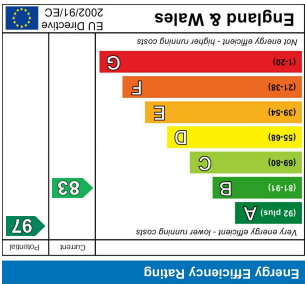


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Matterport

GROSS INTERNAL AREA
FLOOR 1: 326 sq. ft. FLOOR 2: 302 sq. ft.
EXCLUDED AREAS: PATIO: 75 sq. ft.
TOTAL: 628 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



MILLYARD ROAD CANTERBURY



MILLYARD ROAD
CANTERBURY

GUIDE PRICE £260,000

- Council Tax Band: B
- Two Bedroom Mid Terrace
- Sunny Rear Garden
- Off Street Parking
- Well Presented Throughout
- Popular Village Location
- Close To Train Station
- Close To Local Amenities

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 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

*** Guide Price £260,000-£270,000 ***

Miles and Barr are delighted to offer to the market this lovely two bedroom mid terrace home, in the ever so popular village location of Aylesham. Situated just a short drive from Canterbury and Dover, there are plenty of local amenities such as shops, schools and transport links.

The property is very light and airy throughout , giving off a real homely feel. The ground floor accommodation comprises entrance hall, WC, Lounge and Kitchen/ Dining area with French doors to the garden. To the first floor you will find two spacious bedrooms with the family bathroom and en suite to the master. The rear garden is mainly laid to lawn with a small patio area, but is a sun trap and the perfect place to relax. The property also benefits from driveway parking.

This well presented property is ready to move straight into, making this a great first time buy or investment, so please call Miles and Barr as the sole agent to arrange all viewings.

DESCRIPTION

Parking

Garden

Ground Floor

Cloakroom 4'8 x 3'9 (1.42m x 1.14m)

Lounge 15'1 x 9'6 (4.60m x 2.90m)

Dining Room 8'1 x 6'2 (2.46m x 1.88m)

Kitchen 8'1 x 6'8 (2.46m x 2.03m)

First Floor

Bedroom One 9'10 x 8'2 (3.00m x 2.49m)

En Suite 8'2 x 2'8 (2.49m x 0.81m)

Bedroom Two 12'9 x 8'7 (3.89m x 2.62m)

Bathroom 6'4 x 5'8 (1.93m x 1.73m)

