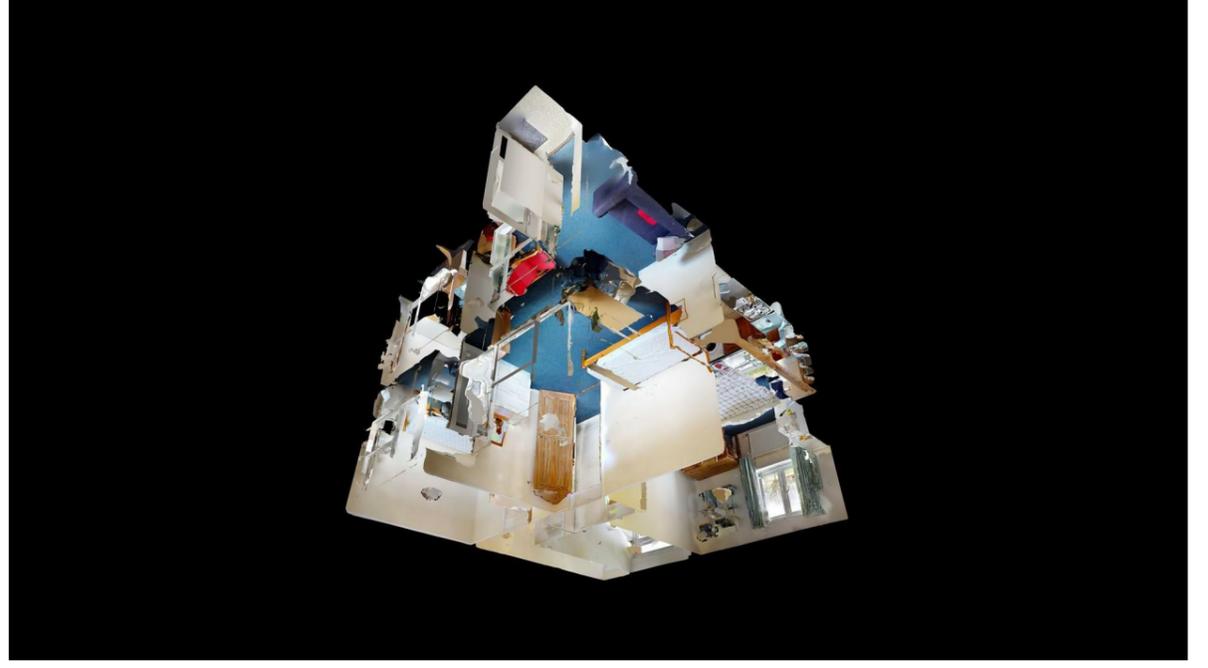
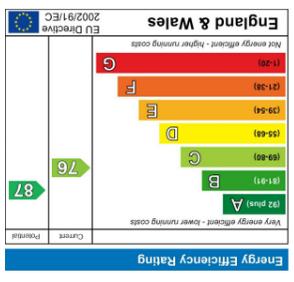


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
 01227 200600 e: canterbury@milesandbarr.co.uk



DOWN ROAD CANTERBURY



DOWN ROAD CANTERBURY

OFFERS IN EXCESS OF £270,000

- No Onward Chain
- Spacious House
- Ideal Student Let or Family Home
- HMO License In Place
- Well Maintained
- Close To University Of Kent
- Low Maintenance Rear Garden
- 3/4 Double Bedrooms

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

IDEAL FAMILY HOME OR STUDENT LET!

NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this four bedroom terrace home situated a short distance from Kent University and Canterbury West Train Station. The property has been used as a student investment property for a number of years by the current owners, and so the HMO license is in place, however it could also make a great family home as there are 3/4 double bedrooms and a large kitchen/diner.

This property has been maintained to a good standard by the current owners. The ground floor comprises the large kitchen with breakfast bar, the lounge, and then a partition wall creates the double fourth bedroom. This could be removed if purchased for a family home to create a very large lounge/diner space. To the first floor there is are three double bedrooms and the shower-room.

Externally the property benefits from two storage cupboard, and the rear garden is laid to patio for low maintenance.

Further benefits include a recently installed combination boiler and also all the double glazing has been replaced within the last 5 years.

Please contact sole agents Miles and Barr on 01227 200600 to arrange your viewing.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Bedroom Four 12'6 x 8'9 (3.81m x 2.67m)

Kitchen/Diner 14'4 x 10'9 (4.37m x 3.28m)

Lounge 11'5 x 10'5 (3.48m x 3.18m)

Rear Porch

FIRST FLOOR

Landing

Bedroom One 12'4 x 11' (3.76m x 3.35m)

Bedroom Two 12'2 x 9'4 (3.71m x 2.84m)

Bedroom Three 9'1 x 8'2 (2.77m x 2.49m)

Shower Room 9'3 x 6'1 (2.82m x 1.85m)

EXTERNAL

Rear Garden

Storage Cupboard At Rear

Storage Cupboard At Front

