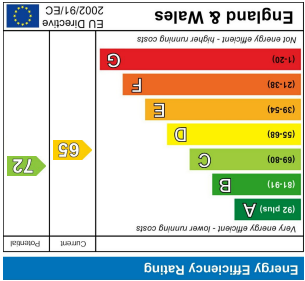
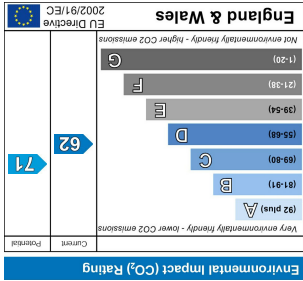


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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24 ST. MARTINS CLOSE
CANTERBURY



24 ST. MARTINS CLOSE
CANTERBURY

£325,000

- Three/Four Bedroom Semi-Detached Home
- Garage and Driveway Parking
- Good Sized Accommodation
- Rear Garden
- Short Walk to CCCU and close to City Centre
- Fantastic Investment or Home
- Viewing Recommended

ABOUT

****IDEAL INVESTMENT****

Miles and Barr are delighted to offer to the market this three/four bedroom semi-detached home situated in a popular residential area and within a ten minute walk to Canterbury Christ Church University. Successfully let to students over the past years, this would prove a fantastic investment for any landlord, or even a family home. The ground floor accommodation comprises the entrance hallway, kitchen, living room and dining room/bedroom four. Upstairs you will find three good sized bedrooms and the main bathroom. Outside the property benefits from a garage, driveway parking and rear garden. Viewing is highly recommended, please contact Miles and Barr today.

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 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).

DESCRIPTION

- GROUND FLOOR**
- Entrance Hallway
- Kitchen 10'2" x 8'10" (3.10m x 2.69m)
- Living Room 12'11" x 12'10" (3.94m x 3.91m)
- Dining Room 10'5" x 10'3" (3.18m x 3.12m)
- FIRST FLOOR**
- Bathroom 5'7" x 5'10" (1.70m x 1.78m)
- Cloakroom/WC
- Bedroom 10'5" x 10'2" (3.18m x 3.10m)
- Bedroom 12'10" x 11'7" (3.91m x 3.53m)
- Bedroom 9'9" x 7'11" (2.97m x 2.41m)
- OUTSIDE**
- Garage
- Driveway
- Rear Garden

