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

Energy Efficiency Rating	
Current	Potential
81	57

Very energy efficient - lower running costs (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales



ST. LAWRENCE ROAD, CANTERBURY



ST. LAWRENCE ROAD
CANTERBURY

GUIDE PRICE £450,000

- Council Tax Band: E
- Two Double Bedrooms
- Detached Bungalow
- Private And Secluded
- Wrap Around Garden
- Driveway And Garage
- Sought After Location
- Rare To The Market
- No Chain

ABOUT

*** GUIDE PRICE £450,000 - £475,000 *** ** NO ONWARD CHAIN **

Miles and Barr are delighted to offer to the market this spacious and one of a kind, two bedroom bungalow. The property sits in a tucked away plot away from the road giving plenty of privacy. Situated in the sought after location of South Canterbury, just a short walk into the city centre and providing great bus routes and amenities.

The property is very light and airy, giving a homely feel and would make the ideal place to live a peaceful life. The accommodation comprises entrance hall as you enter through the porch, leading you to the spacious living/ dining area and conservatory overlooking the rear garden. You will also find the fitted kitchen here with wall and base units, room for appliances and a rear door leading to the garden. There is the family bathroom and two double bedrooms, with one benefitting from an en suite. The sunny rear garden wraps round the home and is very private. Other benefits include driveway parking leading to a fully powered garage with a remote control door. The property would benefit from some updating, which gives buyers a great opportunity to come and place their own stamp on it.

Please call Miles and Barr as the sole agent to arrange all viewings.

LOCATION

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 Heme 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 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

Entrance

Lounge 13'04 x 22'03 (4.06m x 6.78m)

Conservatory 9'08 x 9'06 (2.95m x 2.90m)

Kitchen 11'03 x 7'04 (3.43m x 2.24m)

Bedroom One 12'03 x 9'10 (3.73m x 3.00m)

En Suite 2'05 x 5'08 (0.74m x 1.73m)

Bedroom Two 10'04 x 10'06 (3.15m x 3.20m)

Bathroom 8'06 x 5'01 (2.59m x 1.55m)

External

Garage 9'02 x 16'10 (2.79m x 5.13m)

Off Street Parking

Rear Garden

