



Queens Avenue, Canterbury


MILES & BARR
EXCLUSIVE



2 Queens Avenue Canterbury Kent CT2 8AY



Description

Ground Floor

- Hallway
- Cloakroom
- Kitchen/Diner
16'11 x 9'11
(5.16m x 3.02m)
- Lounge
16'11 x 11'7
(5.16m x 3.53m)
- Conservatory
15'5 x 10'8
(4.70m x 3.25m)
- Study/Bedroom
10'4 x 10'2
(3.15m x 3.10m)

- Bedroom
13'1 x 10'0 plus
built-in wardrobe
(3.99m x 3.05m
plus built-in
wardrobe)
- Bathroom
9'8 x 6'10
(2.95m x 2.08m)

External

- Front/Driveway
- Garage
18'2 x 10'2
(5.54m x 3.10m)
- Rear Garden

First Floor

- Landing
- Bedroom
11'7 x 11'7 plus
built-in wardrobe
(3.53m x 3.53m
plus built-in
wardrobe)
- En-suite Shower
Room

Property

Found in a popular and sought-after residential location close to the St. Dunstons area of the city is this delightful and individual two/three bedroom home. The property has huge potential and offers off street parking, an attached garage as well as a lovely, enclosed garden with raised flower and plant beds. The accommodation briefly comprises to the ground floor a kitchen/diner to the front with a lounge leading to the conservatory overlooking and giving access to the rear garden. There is also a study/bedroom three which also has access to the garden. To the first floor there are two good-sized bedrooms, one with en-suite shower room as well as a family bathroom.

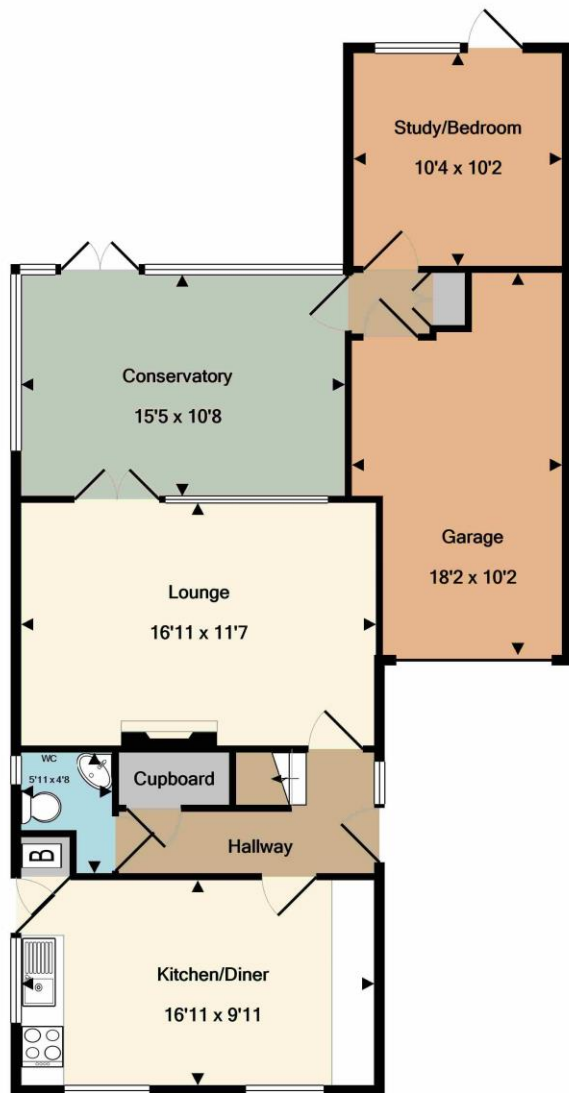
This lovely home is conveniently situated to the city centre and all the facilities and amenities it has to offer.



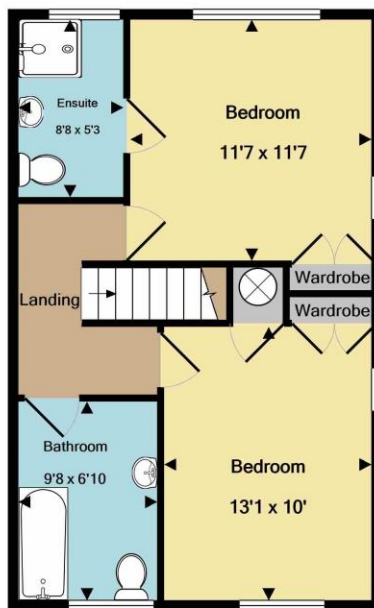
Location

Queens Avenue is a sought-after and desirable location within easy access to Canterbury's historic, vibrant and cosmopolitan city centre with its wide variety of shops, bars, cafes and restaurants. Canterbury also offers numerous leisure and recreational facilities including the Marlowe Theatre offering touring shows and concerts, Kent County Cricket Ground and Scotland Hills golf club to name just a few. Canterbury West train station is close by offering a high-speed rail service to London St. Pancras in under an hour. There are a number of highly regarded schools to be found in the area in both the public and private sectors including grammar schools as well as Kent University and Christ Church University.





GROUND FLOOR
APPROX. FLOOR
AREA 84.4 SQ.M.
(909 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 43.2 SQ.M.
(465 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.6 SQ.M. (1373 SQ.FT.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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