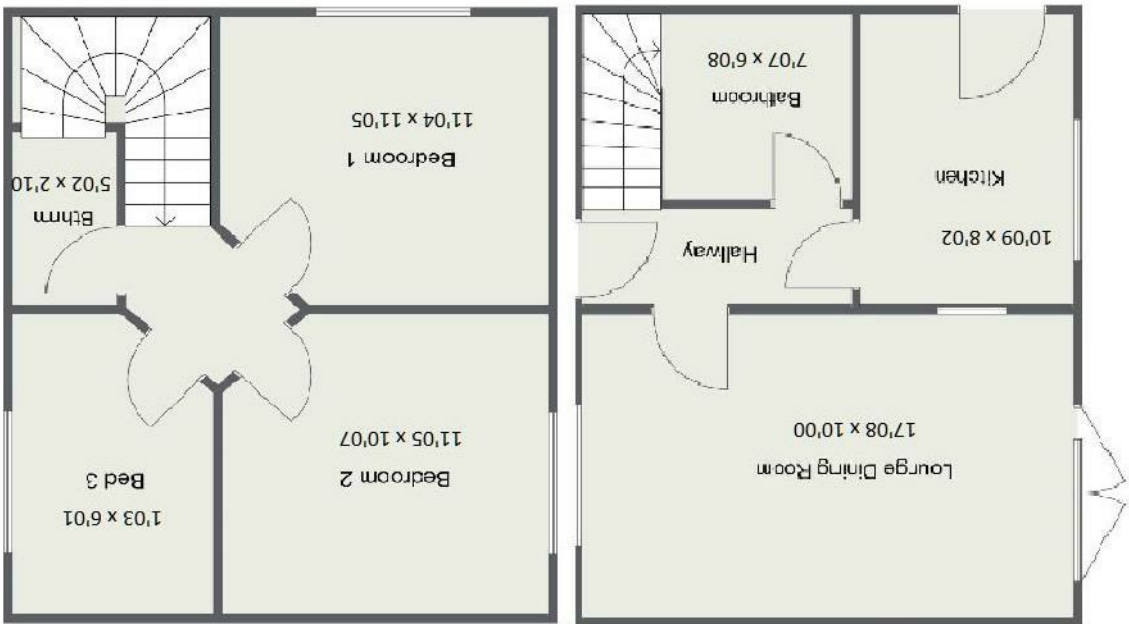


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
71	86



4 ST. NICHOLAS ROAD
CANTERBURY



4 ST. NICHOLAS ROAD
CANTERBURY

OFFERS IN EXCESS OF £267,500

- No Onward Chain
- Corner Plot
- Off Street Parking
- Bathroom & Wet Room
- Well Presented Throughout
- Ideal Location For Transport Links
- Canterbury East Train Station Nearby
- Ample Loft Space

LOCATION

SURROUNDING AREAS

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.

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 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.

COMMUNICATIONS

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

WELL PRESENTED HOUSE ON CORNER PLOT!

NO ONWARD CHAIN! Miles and Barr are delighted to present to the market this lovely 3 bedroom semi detached property on a quiet, rarely available corner plot. Whether you prefer to walk or drive, this is a great location, with ease of access by car to Ashford, Thanet, Dover and of course the city centre. Walking, you have stone's throw access to major local amenities (5 mins), Canterbury East train station (0.8 mi) and the nearby stunning, flat, riverside terrain of the Great Stour Way. Larkey Valley Woods is also closeby, leading to pretty orchards and the picturesque surroundings of Chartham village.

In its current layout the ground floor comprises an entrance hall with additional storage, coat hanging space and newly laid oak engineered flooring. This flows ahead into the kitchen, with a handy servery hatch to the dining area and practical side access to the garden and private driveway. The bright, spacious living room/diner has double glazed patio doors, offering peaceful views and further access to the low-maintenance rear garden, which is laid to lawn. The downstairs bathroom comprises a white 3 piece bath suite with sunken bath.

The newly laid oak engineered flooring leads upstairs and across the landing to 3 good sized bedrooms, including 2 large double rooms, both with plenty of built in storage space, and a third generous sized single room with hatch up to a large loft. The upstairs wet room is a stylish compact space which benefits from underfloor heating.

The Worcester combi boiler, double glazing and gas central heating throughout, are additional assets contributing to the property's strong energy performance as demonstrated by the EPC.

Further benefits include off road parking and a good sized garden front and rear.

Viewings are highly recommended and can be arranged by contacting Miles and Barr on 01227 200600.

DESCRIPTION

GROUND FLOOR

Entrance Hall

Lounge/Diner 17'8 x 10' (5.38m x 3.05m)

Kitchen 10'9 x 8'2 (3.28m x 2.49m)

Bathroom 7'7 x 6'8 (2.31m x 2.03m)

Storage Cupboard

FIRST FLOOR

Landing

Bedroom One 11'5 x 11'4 (3.48m x 3.45m)

Bedroom Two 11'5 x 10'7 (3.48m x 3.23m)

Bedroom Three 11'3 x 6'1 (3.43m x 1.85m)

Wet Room 5'2 x 2'10 (1.57m x 0.86m)

External

Rear Garden

Off Street Parking

