



42 King Street, Canterbury  
£360,000

## 42 King Street

Canterbury, Canterbury

Miles and Barr are delighted to offer to the market this two bedroom period home located within Canterbury's city walls in the ever popular King Street. The terrace dates back to 1856 and is located just a moments walk into the main Canterbury high street with its great choice of cafes, restaurants and retail therapy, as well as being very nearby to Canterbury West train station. This exquisite property comprises the entrance into the lounge and this then leads through to the kitchen/diner with an under stairs cupboard. The kitchen provides access to the modern bathroom. To the first floor you will find two spacious bedrooms. Externally, there is a nicely presented walled rear garden, has been recently finished. The current vendor has been generous to include the hot tub with the sale. Tenure: Freehold

- Close To Canterbury West Station
- Two Bedrooms
- Immaculately Presented
- Dates Back To 1856
- No Onward Chain
- Rear Garden With Hot Tub
- Period Features Throughout
- City Centre Location





### Entrance

### Lounge

Dimensions: 3.71m x 3.33m (12'2 x 10'11).

### Kitchen

Dimensions: 3.76m x 2.84m (12'4 x 9'04).

### First Floor

### Bedroom One

Dimensions: 3.89m x 3.23m (12'09 x 10'07).

### Bedroom Two

Dimensions: 3.63m x 3.25m (11'11 x 10'08).

### Bathroom

Dimensions: 2.57m x 1.70m (8'05 x 5'07).

### External

### Rear Garden





## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)