



64 Wincheap, Canterbury
£350,000

64 Wincheap

Canterbury, Canterbury

*** NO ONWARD CHAIN*** Miles and Barr are delighted to bring to the market this characterful, Grade II Listed Five Bedroom Semi Detached Property located in the popular area of Wincheap. Situated just a short walk from the City, access to the cycle path to Chartham, high speed links to London from Canterbury East and situated a few minutes from Wincheap Primary School. This spacious, quirky property offers lots of natural light and lots of original features. The ground floor accommodation offers a large entrance hall, living room to the right and former kitchen to the left which has been changed into a bedroom. The property features from split staircase leading to three good size bedrooms featuring the original fireplaces along with the family bathroom. On the second floor you have the recently renovated kitchen, shower room, second reception room and another good size bedroom. This quirky property is not to be missed, please call Miles and Barr to arrange your viewing.

Tenure: Freehold

- Grade II Listed
- Good Sized Rooms
- Five Bedroom Semi Detached
- Close To Canterbury East
- Short Walk To The City
- Central Location





Entrance

Lounge

Dimensions: 3.89m x 3.71m (12'09 x 12'02).

Lounge

Dimensions: 4.29m x 3.91m (14'01 x 12'10).

First Floor

Bedroom One

Dimensions: 4.80m x 2.36m (15'09 x 7'09).

Bedroom Two

Dimensions: 4.22m x 3.45m (13'10 x 11'04).

Bedroom Three

Dimensions: 4.04m x 3.94m (13'03 x 12'11).

Bathroom

Dimensions: 2.74m x 1.75m (9 x 5'09).

Second Floor

Bedroom Four

Dimensions: 3.23m x 2.84m (10'07 x 9'04).

Bedroom Five

Dimensions: 3.76m x 2.18m (12'04 x 7'02).

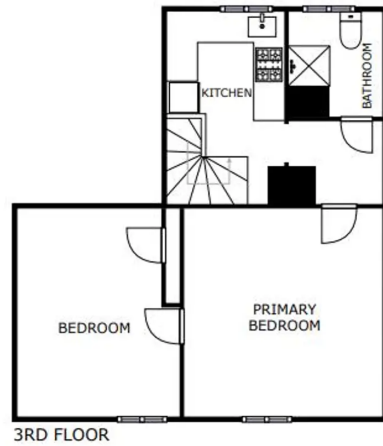
Shower Room

Dimensions: 2.03m x 1.63m (6'08 x 5'04).

Kitchen

Dimensions: 3.81m x 2.29m (12'06 x 7'06).





GROSS INTERNAL AREA
 1ST FLOOR: 1,048 sq. ft., 2ND FLOOR: 545 sq. ft.
 3RD FLOOR: 502 sq. ft.
 REDUCED HEADROOM BELOW
 2.05 M: 22 sq. ft. TOTAL: 2,095 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Miles and Barr

14 Lower Chantry Lane, Canterbury - CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

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