



28 Puckle Lane, Canterbury

Offers Over **£400,000**



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Canterbury, Canterbury

****DETACHED TWO BEDROOM BUNGALOW****Miles and Barr are delighted to offer to the market this two-bedroom detached bungalow in a secluded private drive with only two properties. Located in the popular South Canterbury, which is just a short walk from the city centre and surrounded by great local amenities such as bus stops, shops and grammar schools. The property has been recently redecorated by the current vendors with new kitchen, bathroom, carpets and heating system. The accommodation comprises entrance hall, integrated kitchen, spacious lounge, newly fitted shower room, and two generous bedrooms. The property is very light and airy throughout giving this a homely feel. To the front of the property is a small lawned garden, a garage and driveway parking to the front of the property for two/three cars. The rear garden soaks up the sun throughout the day and has been designed by the current vendors to add plenty of shrubs and plants. This is not one to miss, so please call Miles and Barr as the sole agent to arrange all viewings.

Tenure: Freehold

- Council Tax Band: D
- Two Bedroom Detached Bungalow
- Driveway And Parking
- Recently Redecorated Throughout
- Sunny Raer Garden
- Popular South Canterbury Location
- Short Walk To City Centre
- Lawned Front Garden
- Viewing Recommeded
- One Of Two Homes In A Private Drive





Entrance Hall

Kitchen

Dimensions: 3.63m x 2.72m (11'11 x 8'11).

Lounge

Dimensions: 6.07m x 3.58m (19'11 x 11'09).

Bedroom One

Dimensions: 4.06m x 3.61m (13'04 x 11'10).

Shower Room

Dimensions: 2.08m x 1.68m (6'10 x 5'06).

Bedroom Two

Dimensions: 3.02m x 2.62m (9'11 x 8'07).

External

Rear Garden

Off Street Parking

Garage

Dimensions: 4.90m x 2.77m (16'01 x 9'01).





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