



21 Beverley Road, Canterbury
£550,000

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Miles and Barr are delighted to offer to the market this superb three bedroom, period Victorian home, with two reception rooms and spacious accommodation. This semi detached home is full of character and one of the larger properties in the road, and gives buyers an opportunity to come and place their own stamp on it. Situated in the ever so popular St Stephens area, with a short walk to the Canterbury West Station and the bustling city centre of Canterbury. The ground floor accommodation comprises entrance hall with the original floorboards leading to two receptions rooms. The spacious lounge benefits from a large bay window the the front flooding in plenty of natural light. You will also find a WC and the kitchen to the rear with a breakfast room with ample space. The first floor consists of three double bedrooms, the family bathroom and a small office space. To the rear is a private garden which is mainly laid to lawn and catches the sun throughout the day. Please call Miles and Barr as the sole agent to arrange all viewings

- Ideal Family Home
- Full Of Character
- Three Double Bedrooms
- Ample Living Space
- Two Reception Rooms
- Private Rear Garden
- Short Walk To Canterbury West Station
- Desirable Location
- Semi-Detached Victorian Home





Ground Floor

Entrance Hall

WC

Dimensions: 154.53m x 1.09m (507 x 3'07).

Lounge

Dimensions: 4.55m x 4.22m (14'11 x 13'10).

Dining Room

Dimensions: 3.76m x 3.30m (12'04 x 10'10).

Kitchen

Dimensions: 6.40m x 2.67m (21 x 8'09).

Breakfast Room

Dimensions: 3.45m x 2.31m (11'04 x 7'07).

First Floor

Bedroom One

Dimensions: 3.73m x 4.29m (12'03 x 14'01).

Bedroom Two

Dimensions: 3.73m x 3.28m (12'03 x 10'09).

Bedroom Three

Dimensions: 3.07m x 2.69m (10'01 x 8'10).

Office Space

Dimensions: 2.64m x 2.29m (8'08 x 7'06).

Bathroom

Dimensions: 2.01m x 1.73m (6'07 x 5'08).





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