



63 Ulcombe Gardens, Canterbury  
£260,000



# 63 Ulcombe Gardens

Canterbury, Canterbury

Miles and Barr are delighted to offer to the market this mid terrace bungalow in Hales Place. Located on a walkway position within a cul de sac, the property is set back from the world.

Park easily on street and take the pathway that leads to your neat front garden. As you enter in the entrance hallway, you turn left towards the bathroom at the end of the hall. You will also find two double bedrooms and a separate toilet. There is also plenty of storage with built in cupboards to tidy everything away. The separate kitchen is integrated with enough space for a fridge freezer, dishwasher and oven, along with a range of wall and base units. The open plan living/dining area is bright and airy with a French doors out to the rear garden. There is plenty of room for a sizeable dining table and chairs as well as a roomy lounge area. The rear garden mainly laid to lawn with a small patio area to soak up the sun. Other benefits being sold with no onward chain.

No parking restrictions, plenty of parking spaces right outside the front door.

Please call Miles and Barr as the sole agent to arrange all viewings.

- Ideal First Time Buy Or Investment
- Well Presented
- No Onward Chain
- Mid Terrace Bungalow
- Garage En Bloc
- Open plan Living/Dining Area
- Plenty Of On Street Parking







#### Entrance

#### Bedroom

Dimensions: 3.73m x 3.02m (12'03 x 9'11).

#### Bedroom

Dimensions: 2.31m x 3.86m (7'07 x 12'08 ).

#### Separate Toilet

Dimensions: 0.74m x 1.57m (2'05 x 5'02).

#### Bathroom

Dimensions: 1.68m x 1.55m (5'06 x 5'01).

#### Kitchen

Dimensions: 3.18m x 1.83m (10'05 x 6).

#### Lounge/ Diner

Dimensions: 5.46m x 3.78m (17'11 x 12'05).

#### External

#### Front Garden

#### 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)