



42 Knight Avenue, Canterbury
£315,000

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Canterbury, Canterbury

Miles and Barr are delighted to offer this three bedroom semi detached home on Knight Avenue, Canterbury. Having received a thorough renovation by the current owner this home is ready to move straight into and enjoy! Well located a short walk to the train station with services into London or the city centre with a wealth of amenities. The accommodation in brief consists of - entrance hall, open plan lounge diner, modern kitchen. First floor three bedrooms and the well presented family bathroom. Externally to the front is ample off street parking, the rear garden is low maintenance with a patio and seating area, there is a useful storage area, utility area and summer house. Please check out the virtual tour and call Miles and Barr to arrange your viewing.

Tenure: Freehold

- Short Walk to Train Station
- Three Bedroom Semi
- Renovated to a High Standard
- Modern Kitchen and Bathroom
- Short Walk to City Center
- Off Street Parking
- Council Tax Band - B





Entrance

Lounge

Dimensions: 5.79m x 3.10m (19'00 x 10'02).

Kitchen

Dimensions: 3.10m x 2.62m (10'02 x 8'07).

First Floor

Utility Area

Bedroom One

Dimensions: 3.25m x 2.64m (10'08 x 8'08).

Bedroom Two

Dimensions: 3.05m x 2.51m (10'00 x 8'03).

Bedroom Three

Dimensions: 2.24m x 1.70m (7'04 x 5'07).

Bathroom

Dimensions: 1.85m x 1.65m (6'01 x 5'05).

Rear Garden

Off Street Parking

External





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