



10 Mandeville Road, Canterbury

Offers Over £450,000





# 10 Mandeville Road

Canterbury, Canterbury

**\*\*Let out to end of June with annual income of £32,250\*\***Miles and Barr are delighted to bring to the open market a substantial 5/6 bedroom semi detached home, measuring over 1500 square feet offered with no chain. Set back from the no through road, the property benefits from both a front garden and a very pretty landscaped rear garden. On entry, the entrance hallway leads through to a generous principle reception room with large bay windows, high ceilings and feature fireplace. In addition there is a separate dining room off of the kitchen; which has an array of fitted cupboards, ample work surfaces and room for fitted appliances. Rising to the first floor, you will find three further considerably sized bedrooms and bathroom and to the second floor another two bedrooms and shower room. The property has gas fired central heating, double glazed throughout and offered with no chain. This fine home has an abundance of character features and would make a fine home for those looking to be close to the city centre, train station and schools.

Tenure: Freehold

- Period Features Throughout
- Central Location
- Council Tax Band: E
- Well Presented
- Overs 1500 Square Feet
- Semi Detached Home
- Five Bedrooms
- Short Walk To Canterbury West Station
- Two Bathrooms







### Entrance

### Lounge

Dimensions: 3.89m x 3.61m (12'9 x 11'10 ).

### Kitchen

Dimensions: 5.92m x 2.54m (19'5 x 8'4).

### Dining Room / Bedroom Two

Dimensions: 4.47m x 3.68m (14'8 x 12'1).

### First Floor

### Bedroom One

Dimensions: 4.72m x 3.48m (15'6 x 11'5).

### Bedroom Three

Dimensions: 3.89m x 3.68m (12'9 x 12'1).

### Bedroom Four

Dimensions: 4.45m x 2.57m (14'7 x 8'5).

### Second Floor

### Bedroom Five

Dimensions: 3.66m x 2.97m (12 x 9'9).

### Bedroom Six

Dimensions: 3.48m x 1.98m (11'5 x 6'6).

### External

### 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)