



21 Cromwell Road, Canterbury

Offers in Region of £500,000

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Canterbury

Miles and Barr are delighted to offer this four bedroom semi detached townhouse on Cromwell Road, Canterbury.

Offering flexible accommodation on three floors this large home is located in one of the cities most desirable roads. A handsome Victorian building, impressive with decorative lintels and brickwork plus a large bay window to the front elevation.

Internally the ground floor has the entrance hall, lounge with bay window, second lounge with small conservatory area currently arranged as a bar, dining room, kitchen with a good range of wall and base units, WC.

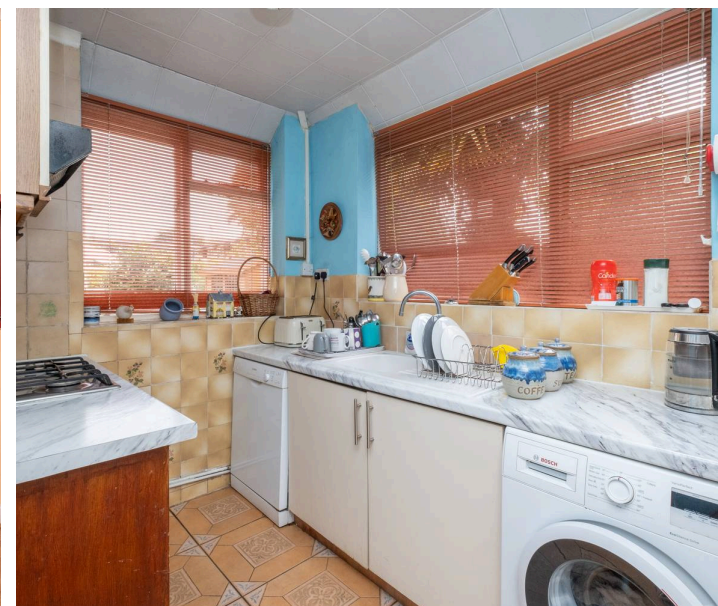
First floor two double bedrooms and the family bathroom with bath and shower cubicle. Second floor two double bedrooms.

Externally the sunny rear garden is low maintenance with a patio and lawn.

A short stroll from the property will reach the Kent and Canterbury hospital, the cricket ground, the grammar schools or the city centre with its wealth of ammonites and train stations to London.

A family home that you can really put your own stamp on in a top residential area, please see the virtual tour and call Miles and Barr to arrange your viewing.

This property is brick and block construction and has had no adaptations for accessibility.





Entrance Hall

Leading to

Lounge

15' 7" x 12' 2" (4.75m x 3.71m)

Reception Room

12' 8" x 10' 6" (3.86m x 3.20m)

Dining Room

11' 0" x 9' 11" (3.35m x 3.02m)

Kitchen

10' 8" x 10' 2" (3.25m x 3.10m)

Wc

4' 4" x 2' 10" (1.32m x 0.86m)

First Floor

Leading to

Bathroom

7' 3" x 9' 10" (2.21m x 3.00m)

Wc

4' 0" x 3' 1" (1.22m x 0.94m)

Bedroom

10' 7" x 12' 2" (3.23m x 3.71m)

Bedroom

16' 4" x 12' 11" (4.98m x 3.94m)

Second Floor

Leading to

Bedroom

10' 6" x 9' 8" (3.20m x 2.95m)

Bedroom

16' 5" x 12' 2" (5.00m x 3.71m)





GROSS INTERNAL AREA
 FLOOR 1 726 sq.ft. FLOOR 2 547 sq.ft. FLOOR 3 347 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 53 sq.ft.
 TOTAL : 1,620 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure