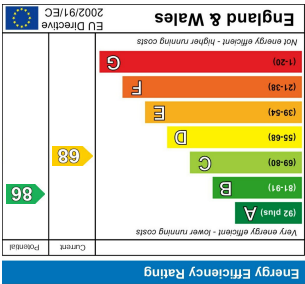


www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



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miles & barr
YOUR PROPERTY AGENT

75 CORNWALLIS AVENUE
CANTERBURY



75 CORNWALLIS AVENUE
CANTERBURY

OFFERS OVER £230,000

- Three Bedrooms
- Terrace Home
- Large Rear Garden
- Parking
- Popular Village Location
- Great First Time Buy or Investment
- Viewing Recommended

LOCATION

Aylesham is a thriving village, with a central Co-Op, own butchers, a primary school and newly built medical and leisure centre. Aylesham has a lot of green space, including play areas for children of all ages. The village is a 10 minute drive, or a short train or bus journey from Canterbury, allowing easy access to a wealth of secondary schools and excellent shopping and recreational facilities. Surrounding the village is typical Kent countryside, with rolling hills, hedgerows and outstanding views across the Elham Valley.

SURROUNDING AREAS

The property is situated within 6 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

COMMUNICATIONS

Aylesham has its own station with links to Canterbury East, Faversham, Dover and London Victoria with also a high speed link out of Canterbury. Canterbury also has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in

ABOUT

Miles and Barr are delighted to offer to the market this three bedroom terrace home in the heart of the popular Aylesham, which is just a short drive from Canterbury. The Ground floor accommodation comprises the entrance hallway, family bathroom, large living area, kitchen/ dining area which follows to the rear garden. To the first floor there is three spacious bedrooms. Outside you will find a large rear garden that is mainly laid to lawn with a small patio area. The the front is parking for the property. The property has previously been rented out and used as a residential home, making it suitable for all buyers. Please call Miles and Barr as the Sole Agents to arrange all viewings.

DESCRIPTION

Ground Floor

Lounge 11'11 x 14'05 (3.63m x 4.39m)

Kitchen 18'10 x 7'09 (5.74m x 2.36m)

Bathroom 5'05 x 6'02 (1.65m x 1.88m)

First Floor

Bedroom 1 18'11 x 8'07 (5.77m x 2.62m)

Bedroom 2 11'03 x 9'06 (3.43m x 2.90m)

Bedroom 3 7'11 x 8'11 (2.41m x 2.72m)

