

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



Energy Efficiency Rating	
Current	Possible
86	86
Not energy efficient - lower running costs Not energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G

EU Directive 2002/91/EC
England & Wales

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 YOUR PROPERTY AGENT



**10 EAST VIEW
CANTERBURY**



**10 EAST VIEW
CANTERBURY**

OFFERS OVER £250,000

- Three Bedroom Home
- Semi Detached
- Well Presented Throughout
- Large Driveway For Several Cars
- Rear Garden
- Ideal Location
- Viewing Recommended

LOCATION

LOCAL AREA

The property is situated within 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.

SPORTING AND CULTURAL 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 Beane 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.

TRANSPORT LINKS

Canterbury 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 turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins)."

ABOUT

I Great Family Home I Short Distance To Canterbury Centre I

Miles and Barr are delighted to offer to the market this Three Bedroom semi detached home in the popular location of Hersden, situated just a short drive from Canterbury. The property is well presented throughout and offers generous room sizes, making this a perfect family home. The ground floor accommodation comprises the entrance/hallway, dual aspect lounge, separate dining room which leads to the kitchen. To the first floor you will find two double bedrooms, family bathroom and a single bedroom. Outside the property benefits from a large driveway for several cars, a rear garden which is mainly laid to lawn. Please call Miles and Barr to arrange all viewings.

DESCRIPTION

Entrance

Lounge 16'01" x 11'10" (4.90m x 3.61m)

Kitchen 15'07" x 6'08" (4.75m x 2.03m)

Dining Room 9'0" x 12'0" (2.74m x 3.66m)

First Floor

Bedroom One 11'0" x 12'0" (3.35m x 3.66m)

Bedroom Two 8'10" x 12'0" (2.69m x 3.66m)

Bedroom Three 6'10" x 9'0" (2.08m x 2.74m)

Bathroom

External

Rear Garden

