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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
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YOUR PROPERTY AGENT

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The Property Ombudsman
Relocation Network
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**7 TWYNE CLOSE
CANTERBURY**



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CANTERBURY**

OFFERS IN EXCESS OF £275,000

- Three Bedroom Family Home
- Semi Detached
- No Chain
- Driveway and Garage
- Rear Garden
- Desirable location
- Short Drive to Canterbury Centre

LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

SURROUNDING AREAS

The property is situated within 4 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 recently refurbished 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.

COMMUNICATIONS

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).

DESCRIPTION

Ground Floor

Porch

Entrance/ Hallway

Lounge 14'10 x 15'06 (4.52m x 4.72m)

Dining Room 10'09 x 8'03 (3.28m x 2.51m)

Kitchen 9'10 x 10'09 (3.00m x 3.28m)

WC

Reception 13'04 x 12'06 (4.06m x 3.81m)

Conservatory

First Floor

Bedroom 1 14'09 x 10'09 (4.50m x 3.28m)

Bedroom 2 10'10 x 9'09 (3.30m x 2.97m)

Bedroom 3 7'05 x 7'09 (2.26m x 2.36m)

Bathroom 5'05 x 5'06 (1.65m x 1.68m)

Separate Toilet 2'08 x 5'06 (0.81m x 1.68m)

ABOUT

Miles and Barr are delighted to offer to the market this three bedroom semi detached family home, situated down a quiet Cul-De-Sac in the popular village location of Sturry, which is just a short drive from Canterbury City Centre. The property is being sold with no onward chain and is in need of some refurbishment, making this the perfect opportunity to put your own stamp on it. The ground floor accommodation comprises the lounge, dining room, kitchen, WC, Extra reception room and conservatory. To the first floor you will find three spacious bedrooms and the family bathroom. Outside benefits from a garage, driveway parking, and a rear garden which is mainly laid to lawn. Please Call Miles and Barr on 01227200600 as the Sole Agent to arrange all viewings.

