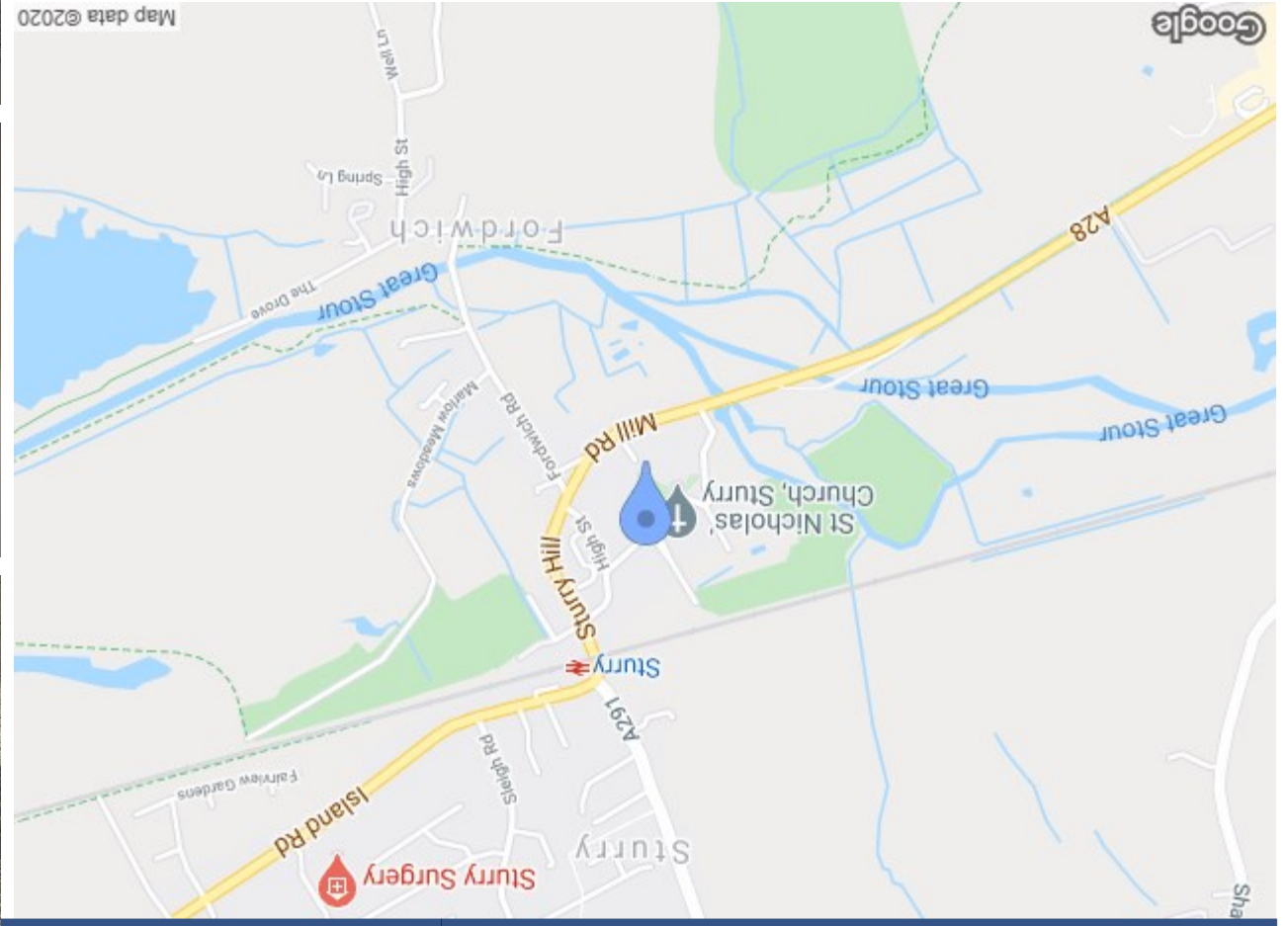


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	84
Possible	96



**1C CHAPEL LANE
CANTERBURY**

miles & barr
YOUR PROPERTY AGENT

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
t: 01227 200600 e: canterbury@milesandbarr.co.uk

The Property Ombudsman
Relocation network
Protected propertymark
Protected propertymark



**1C CHAPEL LANE
CANTERBURY**

OFFERS OVER £250,000

- Two Double Bedrooms
- Parking at the front and rear
- End of Terrace
- Recently Built
- Immaculate condition
- Low maintenance garden
- Quiet & Secluded Location
- Viewing recommended

ABOUT

BEAUTIFULLY PRESENTED PROPERTY IN SOUGHT AFTER LOCATION!

Miles and Barr are delighted to offer to the market this recently built two bedroom end of terrace house. Within just a short drive to Canterbury centre, the property consists of a spacious open planned lounge/kitchen/diner with a downstairs cloakroom/WC. To the first floor are two well proportioned double bedrooms and the main family bathroom. To the outside of the property you will find an enclosed low maintenance rear garden, a rear parking space and a drive to the front of the property.

The property is in immaculate condition and is one not to be missed so call Miles & Barr today to arrange your viewing!

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 Beany 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

Entrance

Entrance Hall

Lounge/Kitchen 25'08 x 12'07 (7.82m x 3.84m)

WC 5'06 x 3'01 (1.68m x 0.94m)

Bedroom One 8'04 x 12'07 (2.54m x 3.84m)

Bedroom Two 9'01 x 9'08 (2.77m x 2.95m)

Bathroom 6'11 x 5'10 (2.11m x 1.78m)

