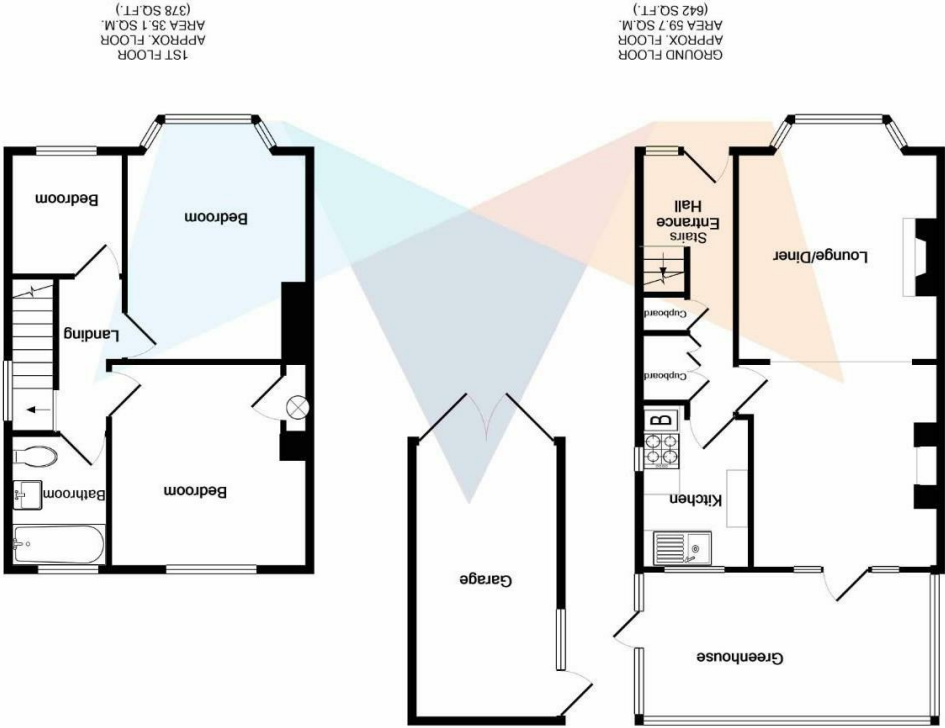


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(21-42) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

TOTAL APPROX. FLOOR AREA 94.8 SQ.M. (1021 SQ.FT.)
Made with Hectopix @2020



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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miles & barr
YOUR PROPERTY AGENT

34 CHERRY DRIVE
CANTERBURY



34 CHERRY DRIVE
CANTERBURY

OFFERS OVER £350,000

- NO CHAIN
- Semi-Detached House
- Three Bedrooms
- Popular Location
- Driveway Parking
- Close To University Of Kent
- Short Walk To City Centre
- In Need Of Refurbishment

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 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.

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

**** NO CHAIN****

Miles and Barr are delighted to offer to the market this three bedroom 1930's home located close to University of Kent and the City Centre. The property is in need of refurbishment making this the perfect opportunity to come and put your own stamp on it. The ground floor accommodation comprises the lounge, dining room and kitchen, while the first floor is made up of two double bedrooms, one single bedroom and the family bathroom. Outside, benefits from a lovely rear garden which is mainly laid to lawn, driveway parking and a garage. Please call Miles and Barr on 01227200600 as the Sole Agents to arrange all viewings.

DESCRIPTION

Ground Floor

Entrance/ Hallway

Lounge 11'04 x 11 (3.45m x 3.35m)

Dining Room 10'03 x 11'03 (3.12m x 3.43m)

Kitchen 8'11 x 5'10 (2.72m x 1.78m)

First Floor

Bedroom 1 11'04 x 10'09 (3.45m x 3.28m)

Bedroom 2 13'02 x 8'09 (4.01m x 2.67m)

Bedroom 3 6'04 x 6'11 (1.93m x 2.11m)

Bathroom 5'06 x 6'11 (1.68m x 2.11m)

