

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
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (81-91)	A (81-91)
B (69-80)	B (69-80)
C (55-68)	C (55-68)
D (39-54)	D (39-54)
E (29-38)	E (29-38)
F (13-28)	F (13-28)
G (1-12)	G (1-12)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	EU Directive 2002/91/EC



 YOUR PROPERTY AGENT

 14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF

 ☎ 01227 200600 e. canterbury@milesandbarr.co.uk






**58 ISLAND ROAD
CANTERBURY**



**58 ISLAND ROAD
CANTERBURY**

OFFERS OVER £180,000

- Two Bedroom Cottage
- Garden With Flower Borders
- Two Double Bedrooms
- Well Presented Throughout
- Desirable Village Location
- Short Drive From Canterbury
- Viewing Recommended
- Views Across Stodmarsh Nature Reserve

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

Desirable Location* *Well Presented

Miles and Barr are delighted to offer to the market this two bedroom cottage, in the popular village location of Upstreet, situated just a short drive from Canterbury. The ground floor accommodation comprises the family bathroom, utility area, kitchen/diner and lounge. To the First floor you will find two double bedrooms of a similar size. Outside benefits from a cottage style garden with flower borders and views over Stodmarsh Nature Reserve. The property is well presented throughout and keeping the feel of a cottage, making this a great first time buy or for someone looking to downsize. Please call Miles and Barr as the Sole Agent to arrange all viewings on 01227 200600.

DESCRIPTION

Ground Floor

Kitchen 11'4" x 10'6" (3.45m x 3.20m)

Living Area 11'5" x 10'7" (3.48m x 3.23m)

Utility Room

Bathroom 4'10 x 10'03 (1.47m x 3.12m)

First Floor

Bedroom One 11'2" x 11'3" (3.40m x 3.43m)

Bedroom Two 11' x 8' (3.35m x 2.44m)

External

Rear Garden

