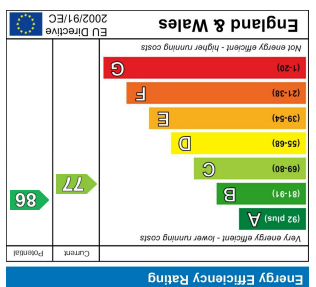


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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



**6 SCOTT AVENUE  
 CANTERBURY**



**6 SCOTT AVENUE  
 CANTERBURY** **£425,000**

- Semi-Detached House
- Five Bedrooms
- Flexible Living
- Popular Location
- Garage
- NO ONWARD CHAIN

## 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 recently refurbished 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

**\*SPACIOUS SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION!\***

Miles and Barr are delighted to present to the market this Five Bedroom Semi-Detached House in the popular location of Scott Avenue. This well presented family home is situated just a stones throw away from Wincheap primary school and within a fifteen minute walk of Canterbury East Station and the city centre. With easy access to the A2, local amenities including supermarkets, park and ride and Wincheap retail park are also just a five minute walk away.

In its current layout, the property consists of a Lounge, Kitchen, Conservatory and a double bedroom with en-suite on the ground floor. On the first floor there are two bedrooms, one with an en-suite, plus a family bathroom. On the second floor there are two further bedrooms and a family bathroom.

Externally, there is a low maintenance rear garden plus a garage with parking.

This home is being sold with no onward chain and viewings can be arranged by contacting Miles and Barr, acting as sole agents.

## DESCRIPTION

### Entrance

Conservatory 11'0 x 10'02 (3.35m x 3.10m)

Kitchen 15'08 x 7'08 (4.78m x 2.34m)

Bedroom 12'11 x 9'00 (3.94m x 2.74m)

### En Suite

Lounge 17'01 x 10'07 (5.21m x 3.23m)

### First Floor

Bedroom 9'06 x 9'05 (2.90m x 2.87m)

Bathroom 9'6 x 5'03 (2.90m x 1.60m)

Bedroom 12'2 x 10'11 (3.71m x 3.33m)

En Suite 6'11 x 4'07 (2.11m x 1.40m)

### Second Floor

Bedroom 13'0 x 11'0 (3.96m x 3.35m)

Bedroom 10'11 x 7'02 (3.33m x 2.18m)

Bathroom 7'03 x 5'07 (2.21m x 1.70m)

### External

Rear Garden

