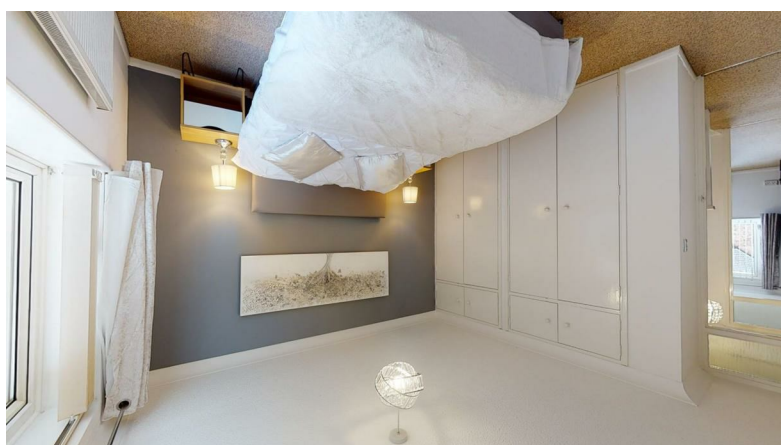


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 (127 plus)
Energy efficient	B (81-121)
Decent	C (61-80)
Below average	D (51-60)
Average	E (41-50)
Below average	F (21-40)
Very energy inefficient - higher running costs	G (1-20)

Energy Efficiency Rating

Map data ©2021



**53 ROCHESTER AVENUE
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
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**53 ROCHESTER AVENUE
CANTERBURY**

OFFERS OVER £450,000

- Four Bedroom Detached House
- Driveway and Garage
- Conservatory
- Close Proximity to Shops & Bus Routes into City Centre
- South Canterbury
- Modern Interior
- 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 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.

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

BEAUTIFULLY PRESENTED DETACHED HOUSE IN POPULAR LOCATION!

Miles and Barr are delighted to present to the market this Four Bedroom Detached House in the sought after location of Rochester Avenue. This home has is offered to the market in immaculate condition with no onward chain.

In its current layout, this property consists of an entrance hall with a downstairs WC, a spacious Kitchen/Diner, a lounge and a conservatory on the ground floor. On the first floor there are four well proportioned bedrooms and a family bathroom. Externally, this property benefits from a low maintenance garden with a garage to the rear, with off street parking for multiple cars to the front.

This property must be seen to be fully appreciated and viewings can be arranged by contacting Miles and Barr.

DESCRIPTION

Entrance

Cloakroom

Lounge 19'1 x 11'7 (5.82m x 3.53m)

Kitchen/Diner 18'11 x 11'5 (5.77m x 3.48m)

Conservatory 13'8 x 9'7 (4.17m x 2.92m)

First Floor

Bedroom One 11'11 x 10'3 (3.63m x 3.12m)

Bedroom Two 11'6 x 10'3 (3.51m x 3.12m)

Bedroom Three 10'4 x 8'6 (3.15m x 2.59m)

Bathroom

External

Rear Garden

Garage 17'5 x 8'3 (5.31m x 2.51m)

