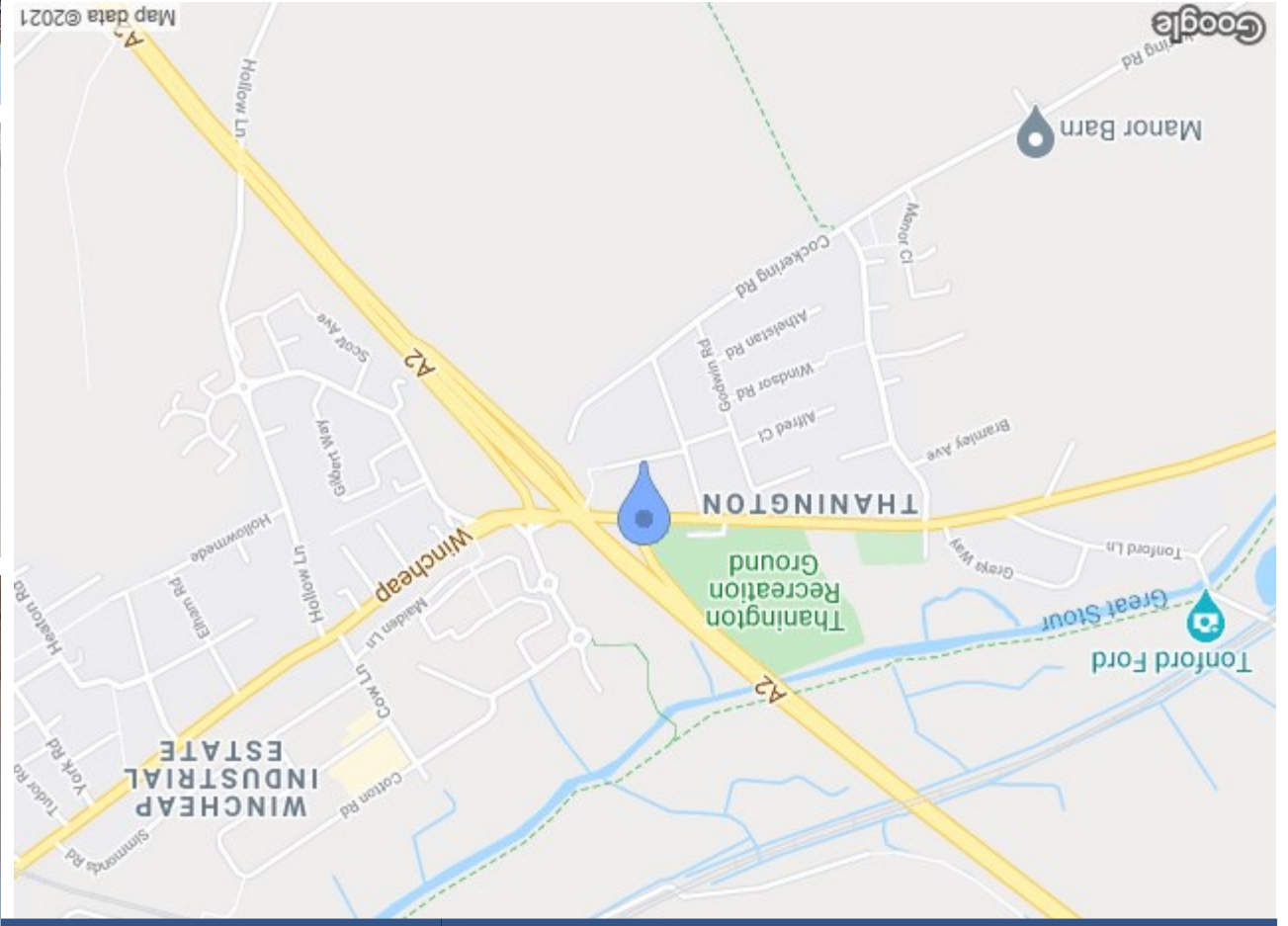


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 (87 plus) |
| Energy efficient - lower running costs | B (81-86) |
| Decent | C (69-80) |
| Decent | D (55-68) |
| Decent | E (39-54) |
| Decent | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 70 |
| Target | 84 |



26 INGOLDSBY ROAD
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



26 INGOLDSBY ROAD
CANTERBURY

£260,000

- Three Bedroom Semi-Detached Home
- Well Presented Throughout
- Driveway Parking
- Front and Rear Gardens
- Walking Distance To Wincheap Retail Park
- Easy Access To Canterbury East Train Station And City Centre

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 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

I Close To City Centre I Popular Location I

Miles & Barr are delighted to offer to the market this well presented three bedroom semi-detached home. The ground floor accommodation comprises the living room, well equipped modern kitchen and bathroom. To the first floor are two good sized double bedrooms and a single bedroom. To the outside are front and rear gardens, which the rear is a large space, perfect for a family. There is also side access and a driveway parking for two cars. The property is within walking distance to Wincheap retail park and within easy access to Canterbury East train station, along with the main city centre. This would make a fantastic family home or investment opportunity. Viewing is recommended, please contact Miles and Barr today.

DESCRIPTION

Entrance

Lounge 17'06 x 11'02 (5.33m x 3.40m)

Bathroom 7'06 x 6'06 (2.29m x 1.98m)

Kitchen 10'08 x 8'0 (3.25m x 2.44m)

First Floor

Bedroom One 11'62 x 11'04 (3.35m x 3.45m)

Bedroom Two 11'03 x 10'07 (3.43m x 3.23m)

Bedroom Three 11'03 x 6'01 (3.43m x 1.85m)

External

Rear Garden

