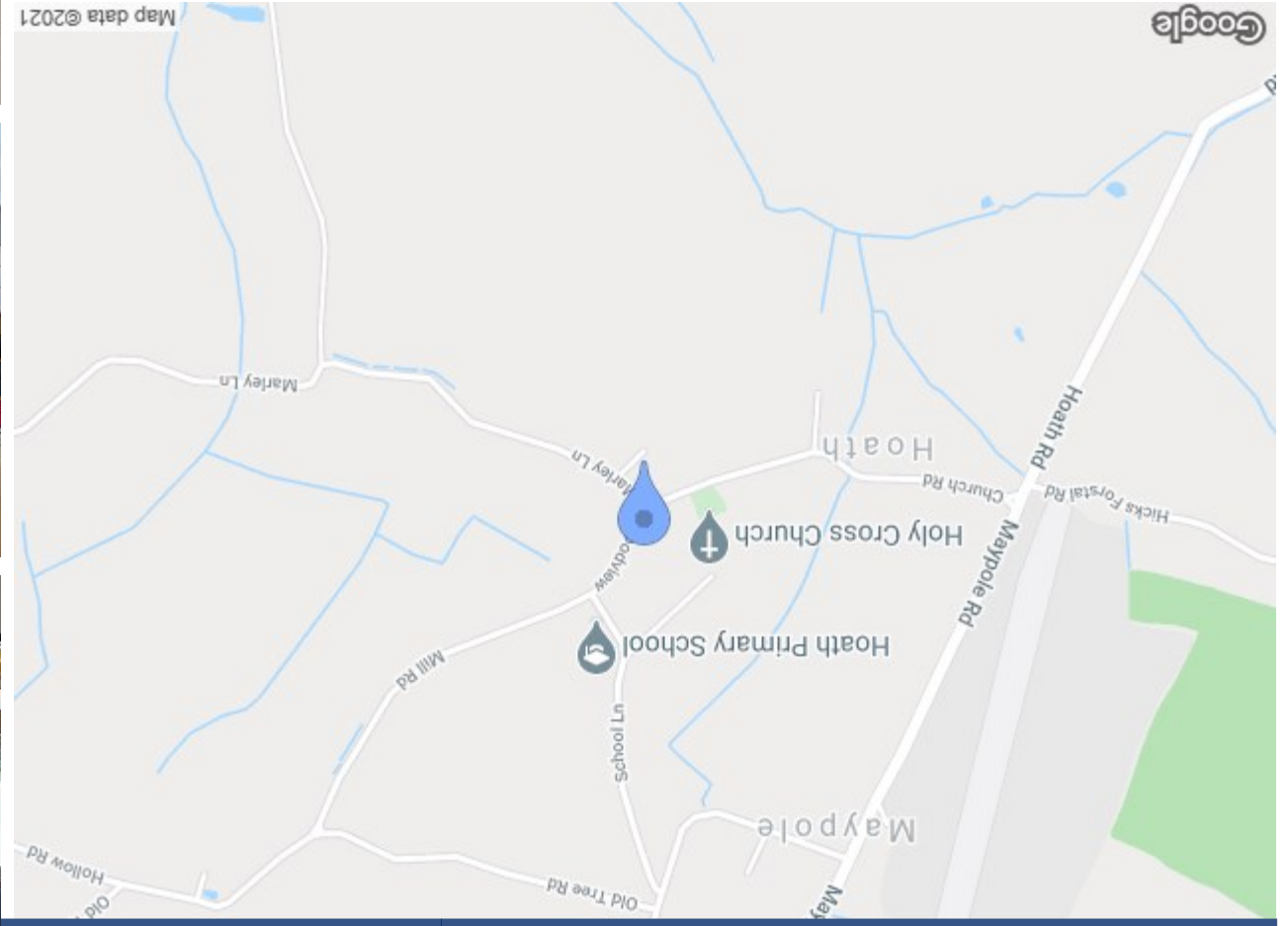


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Less energy efficient - higher running costs	D (55-65)
	E (46-54)
	F (31-39)
	G (1-20)
Current	67
Possible	84



**7 BARN CLOSE**  
**CANTERBURY**

**miles & barr**  
YOUR PROPERTY AGENT

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t: 01227 200600 e: [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)

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**7 BARN CLOSE**  
**CANTERBURY**

**OFFERS IN EXCESS OF £285,000**



- Semi-Detached House
- Three Bedrooms
- Beautifully Presented
- Popular Village Location
- Private Garden
- Ample Off Street Parking

## LOCATION

### HOATH

The village of Hoath has its own popular primary school and the property is within easy driving distance of Herne Bay and Whitstable, each offering a good variety of shops and further schooling, public houses, sports facilities and amenities. The Cathedral City of Canterbury is around 5 miles to the south west with extensive shopping, schools and recreational facilities. Convenient access to London can be gained via the A2/ M2 or train services from Herne Bay, Whitstable or Canterbury.

### LOCAL AREA

The property is situated within 6 miles of 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

**\*BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE IN SOUGHT AFTER VILLAGE LOCATION!\***

Miles and Barr are delighted to present to the market this Three Bedroom Semi-Detached House in the popular location of Hoath. This home has been well looked after by the current owner and has been finished to a high standard.

In its current layout, this home consists of a Lounge, Dining Room and a Kitchen on the ground floor with Three Bedrooms and a shower room on the first floor. Externally, there is ample off street parking to the front and a low maintenance garden to the rear.

Viewings can be arranged by contacting Miles and Barr.

## DESCRIPTION

Entrance

Hallway

Kitchen 10'05 x 8'08 (3.18m x 2.64m)

Dining Room 8'11 x 8'10 (2.72m x 2.69m)

Lounge 13'05 x 11'08 (4.09m x 3.56m)

First Floor

Bathroom 7'06 x 5'07 (2.29m x 1.70m)

Bedroom Two 10'01 x 8'11 (3.07m x 2.72m)

Bedroom One 13'03 x 10'00 (4.04m x 3.05m)

Bedroom Three 10'05 x 7'08 (3.18m x 2.34m)

External

Rear Garden

