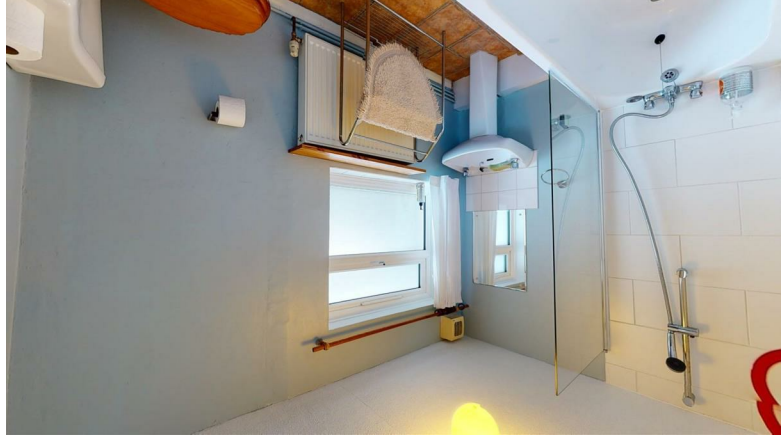
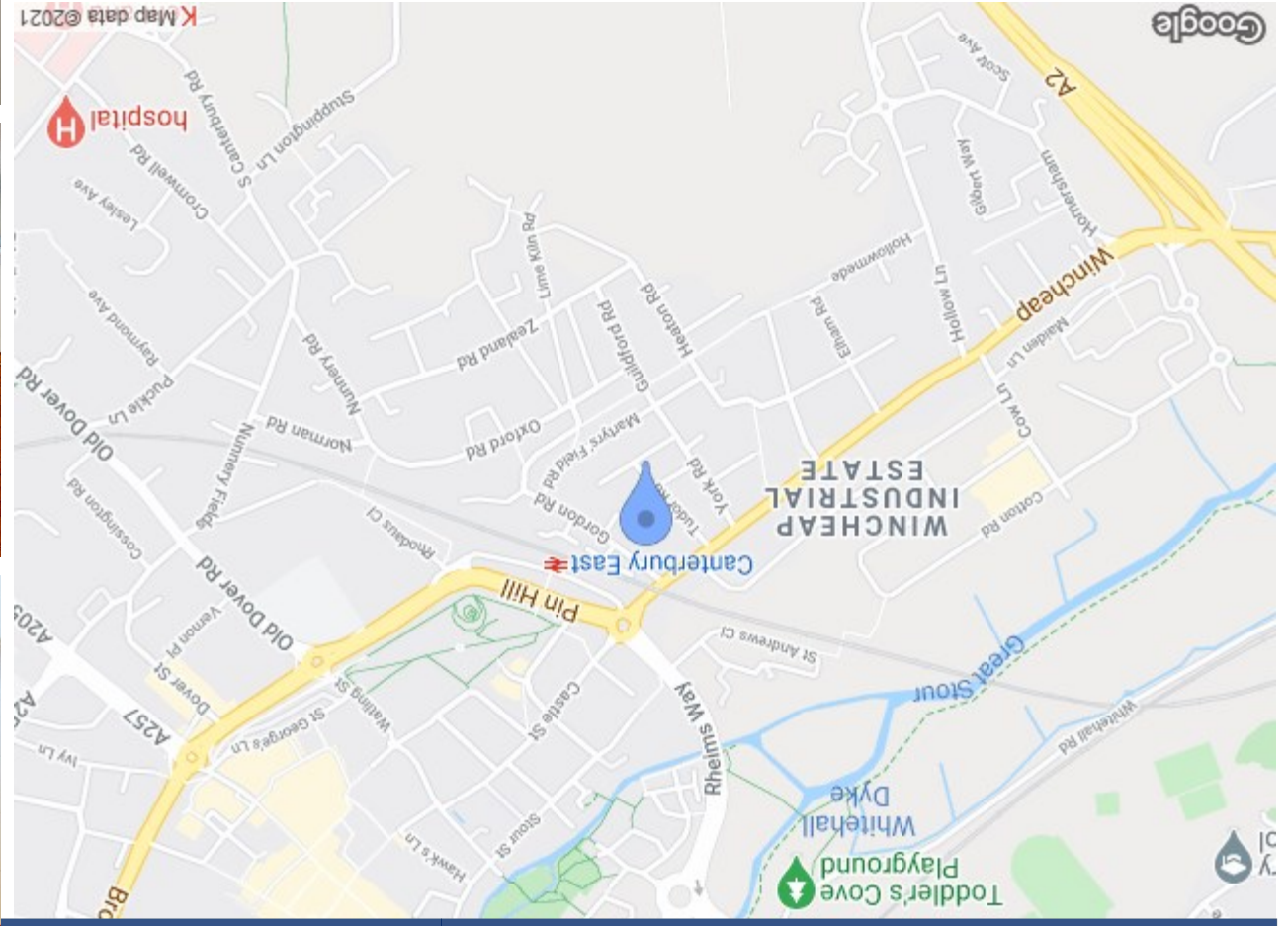


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



**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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**16 CLAREMONT PLACE  
CANTERBURY**



**16 CLAREMONT PLACE  
CANTERBURY**

**OFFERS IN EXCESS OF £270,000**



- Three Bedroom Terrace Home
- All Double Bedrooms
- NO CHAIN
- Over Three Floors
- Rear Garden
- Central Location
- Short Walk To Transport Links
- Freehold

## ABOUT

**\*No Chain\* FREEHOLD**

Miles and Barr are delighted to offer to the market this three bedroom terrace home in the popular location of Wincheap, just a short walk to both train stations and the High Street. The ground floor accommodation comprises: Entrance/ Hallway, Lounge, Dining Room, Kitchen and the Family Bathroom (bath with shower). Two double bedrooms on the first floor, and a third double bedroom on the second floor with its own wash basin and access to a small attic for storage. A low maintenance garden with a small lawn and hedge takes up the rear. There is permit free street parking. The property is being sold with no onward chain and would make a great first time buy and investment alike. Please call Miles and Barr as the Sole Agent to arrange all viewings.

## LOCATION

### LOCAL AREA

The property is situated in the city of Canterbury, within easy walking distance of the bustling High Street and all its amenities. These include an excellent modern shopping centre, and the Kings Mile, a lovely mall of boutique style shops, cafes, eateries and public houses. Canterbury boasts three UNESCO world heritage sites, six museums, seven art galleries, six theatres, two Universities (Kent and Christchurch), one castle, one abbey and the great Cathedral, founded in 597. Canterbury has an excellent choice of schools in both the public and private sectors.

### SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay Sailing Club, and the Kent County Cricket Club in Canterbury. Then there is the Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent.

London is an hour by fast train whilst Dover, with its ferries to the Continent, is 25 mins away.

### TRANSPORT LINKS

Canterbury West station offers the high speed service to London St Pancras (56 mins), whilst London Victoria is a 90 minute journey from Canterbury East. The property has easy access to the A2 dual carriageway, which runs south to Dover and north, joining the M2 at J7, to London. Ashford International (London St Pancras 38 mins, Paris via Eurostar 112 mins) is 15.4 miles away. The terminal for the Eurotunnel Shuttle to Calais is 19.3 miles away.

## DESCRIPTION

### Ground Floor

Lounge 12'8 x 10'5 (3.86m x 3.18m)

Dining Room 12'10 x 10'6 (3.91m x 3.20m)

Kitchen 12'5 x 6'4 (3.78m x 1.93m)

### Bathroom

### First Floor

Bedroom Two 12'8 x 10'7 (3.86m x 3.23m)

Bedroom Three 12'7 x 8'4 (3.84m x 2.54m)

### Second Floor

Bedroom One 14'5 x 12'8 (4.39m x 3.86m)

