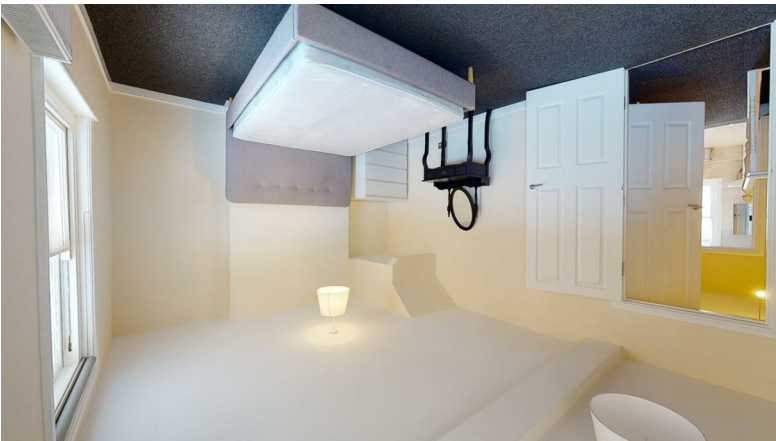
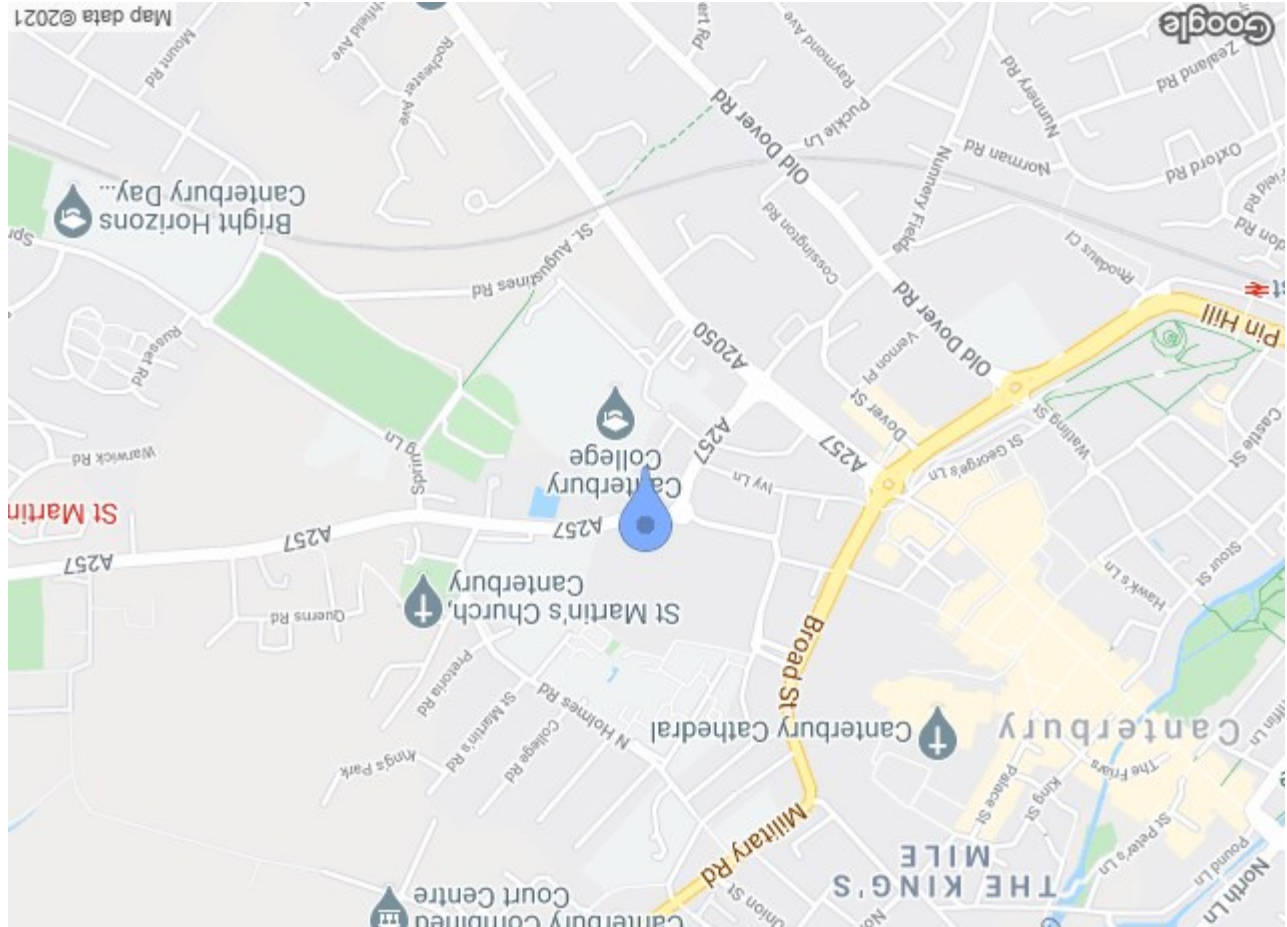


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
81	67
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(21-47) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



21 ALBERT ROAD
CANTERBURY



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
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miles & barr
YOUR PROPERTY AGENT



21 ALBERT ROAD
CANTERBURY

OFFERS OVER £300,000

- Semi-Detached
- House
- Three Bedrooms
- Over Three Floors
- Well Presented
- Private Garden

LOCATION

SURROUNDING AREAS

The property is situated within the city of Canterbury, being within a short walk to Waitrose supermarket, St Augustine's Abbey and the Cathedral. Other local amenities include 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. The property is also just a five minute walk to the local Dentist Surgery and Doctors Surgery.

SPORT AND LOCAL 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.

COMMUNICATIONS

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

SEMI DETACHED HOUSE IN SOUGHT AFTER LOCATION CLOSE TO CITY CENTRE!

Miles and Barr are delighted to present to the market this Three Bedroom Semi-Detached House in the popular location of Albert Road. Situated within a quiet cul-de-sac, the property offers a peaceful lifestyle all within a five minute walk from the main city centre.

The property is ideally situated in the catchment area for many local establishments including Barton Court Grammar School, Canterbury College and Canterbury Christ Church University. There is a Dentist Surgery and three Doctors Surgeries all within a five minute walk, along with a variety of local shops including Waitrose supermarket and a Wilkinsons store. Canterbury Bus Station is just a ten minute walk away, along with Canterbury East Train Station, both offering easy access to London and Thanet.

In its current layout, this property consists of two reception rooms and a kitchen on the ground floor, two bedrooms on the first floor and a further bedroom on the top floor. Externally, there is a private garden to the rear. This home has been well looked after by the current owners and is being marketed in very good condition throughout.

Viewings can be arranged by contacting Miles and Barr.

DESCRIPTION

Ground Floor

Lounge 14'02 x 11'06 (4.32m x 3.51m)

Diner 11'04 x 9'08 (3.45m x 2.95m)

Kitchen 9'11 x 7'05 (3.02m x 2.26m)

Utility Room/WC 10'06 x 4'00 (3.20m x 1.22m)

First Floor

Bathroom 10'06 x 7'07 (3.20m x 2.31m)

Bedroom 3 9'08 x 8'04 (2.95m x 2.54m)

Bedroom 1 15'04 x 11'04 (4.67m x 3.45m)

Second Floor

Bedroom 2 14'04 x 10'00 (4.37m x 3.05m)

External

Rear Garden

