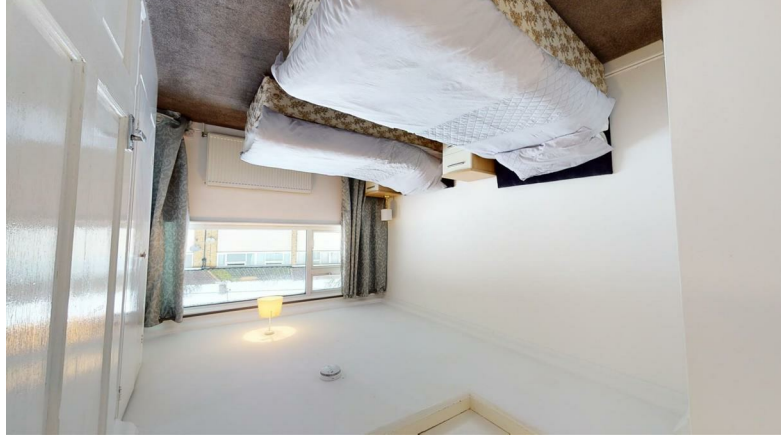


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



| England & Wales                             |           |
|---|-----------|
| EU Directive 2002/91/EC                     |           |
| Not energy efficient - higher running costs |           |
| G   | (1-20)    |
| F   | (21-30)   |
| E   | (31-40)   |
| D   | (41-50)   |
| C   | (51-60)   |
| B   | (61-80)   |
| A   | (81-100)  |
| Very energy efficient - lower running costs |           |
| Current                                     | Potential |
| 69  | 83        |



**63 MERCHANTS WAY**  
**CANTERBURY**

14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF  
 01227 200600 e. [canterbury@milesandbarr.co.uk](mailto:canterbury@milesandbarr.co.uk)

...valuing people, not just property

**miles & barr**



**63 MERCHANTS WAY**  
**CANTERBURY**

**OFFERS IN EXCESS OF £230,000**

- Three Bedroom Home
- NO CHAIN
- Great First Time Buy Or Investment
- Well Presented
- Close To City Centre
- Desirable Residential Location
- Viewing Recommended

## 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

Miles and Barr are delighted to offer to the market this three/ four bedroom home situated in a pleasant residential street giving easy access to the University of Kent, Christ Church University and other local colleges. Canterbury city centre with two mainline stations and an array of fine shopping and eating facilities are close at hand. Being sold with NO CHAIN and well presented throughout, making a great first time buy or investment alike. The ground floor accommodation comprises entrance, dining room, kitchen, and living room, which could also be used as another Bedroom. To the first floor you will find three sizeable bedrooms and the family bathroom. Outside benefits from a rear garden which is mainly laid to lawn. Please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance

Lounge 8'9" x 9'5" (2.68 x 2.88)

Dining Room 10'0" x 11'0" (3.06 x 3.37)

Kitchen 10'1" x 6'8" (3.08 x 2.05)

First Floor

Landing

Bedroom 8'0" x 10'11" (2.44 x 3.35)

Bedroom 5'8" x 12'0" (1.74 x 3.67 )

Bedroom 14'1" x 9'0" (4.30 x 2.76)

Exterior

Front Garden

Rear Garden

