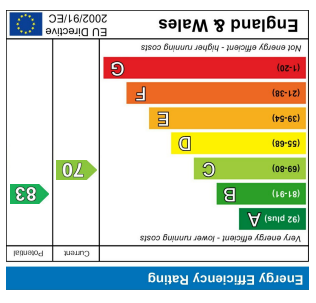


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

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The Property Ombudsman
Relocation network
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Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only.



**43C STATION ROAD WEST
CANTERBURY**



**43C STATION ROAD WEST
CANTERBURY**

OFFERS IN THE REGION OF

- Rare To The Market
- Three Bedroom Townhouse
- Over Four Floors
- Secure Parking
- Stones Throw From Canterbury West Station
- Well Presented Throughout
- 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 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.

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 unusual four storey terraced house situated opposite Canterbury West railway station and within easy walking distance of the City centre. This property is rare to the market and there are not many of its kind, being spaced over four floors. The ground floor accommodation comprises the Entrance/ Hallway and the open planned Lounge/ Kitchen/ Dining area, with stairs leading to the Lower Ground floor, which provides a double bedroom, bathroom and utility area. The First floor provides two more bedrooms and a shower room, while the second floor benefits from the sizeable master bedroom with a large picture window looking out towards the rooftops of the City and Canterbury Cathedral. Off the bedroom there is an en-suite shower room and walk-in dressing area. The property also benefits from a secure car parking space at the rear under a car port. Please call Miles and Barr to arrange all viewings.

DESCRIPTION

Lower Ground Floor

Bedroom Three 11'8" x 9'4" (3.58m x 2.87m)

Cloakroom

Utility Room

Ground Floor

Kitchen 10'5" x 10'0" (3.20m x 3.07m)

Living/ Dining Area 14'2" x 14'2" (4.34m x 4.32m)

First Floor

Bedroom Two 12'0" x 8'7" (3.68m x 2.64m)

Bedroom Four 8'5" x 7'3" (2.57m x 2.21m)

Shower Room

Second Floor

Bedroom One 14'4" x 14'2" (4.39m x 4.34m)

En Suite

Walk in Wardrobe

