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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Decent energy efficiency - higher running costs	D
Not energy efficient - higher running costs	E
Not energy efficient - higher running costs	F
Not energy efficient - higher running costs	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	78
Energy efficient - lower running costs	89

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YOUR PROPERTY AGENT

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Relocation network



31A SANDWICH ROAD CANTERBURY



31A SANDWICH ROAD CANTERBURY OFFERS OVER £300,000

- Three Bedroom Home
- Townhouse
- Parking
- Rear Garden
- Popular Village Location
- Well Presented Throughout
- Short Drive to Sandwich and Canterbury
- Viewing Highly Recommended

LOCATION

"The village of Ash is situated to the east of the Cathedral city of Canterbury, and is within 3 miles to the Cinque Port of Sandwich. There are two local pubs, a Post Office, primary school and several shops all on hand, and within a matter of minutes you can be taking a stroll through the beautiful Kent countryside.

SURROUNDING AREAS

The property is situated within approximately 9 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.

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 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.

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)."

DESCRIPTION

Ground Floor

Entrance

Lounge/Diner 14'08 x 17'00 (4.47m x 5.18m)

Kitchen 9'10 x 10'01 (3.00m x 3.07m)

WC

First Floor

Bedroom with built in wardrobes 10'02 x 10'04 (3.10m x 3.15m)

En Suite with electric underfloor heating

Bedroom with built in wardrobes 10'0 x 10'04 (3.05m x 3.15m)

Family Bathroom

Second Floor

Bedroom with built in eves storage 10'02 x 13'08 (3.10m x 4.17m)

Exterior

Low maintenance rear garden

Allocated parking for 2 cars

ABOUT

| Family Home | Popular Location | 3 Double Bedrooms |

Miles and Barr are delighted to offer to the market this three bedroom townhouse situated in the popular village location of Ash, just a short drive from Canterbury and Sandwich. The property is well presented throughout and ready to move into, making this a great family home. The ground floor comprises the living/dining area, WC and separate kitchen. To the first floor there are two sizeable bedrooms, one benefiting from an en suite and the main family bathroom. Finally, the second floor is made up of the final double bedroom. Outside there is a smart garden which is low maintenance and allocated parking for two cars. Please call Miles and Barr on 01227200600 as the sole agent to arrange all viewings.

