



Cherry Drive, Canterbury

For sale by Modern Method of Auction; Starting Bid Price £550,000 plus Reservation Fee.



Cherry Drive

Canterbury

Upon entering, you are welcomed by a spacious hallway providing access to the principal rooms. To the front of the property is a large reception room with an impressive bay window, currently being used as a fourth bedroom, offering excellent flexibility depending on the needs of the new owner.

The main living room provides a comfortable space for relaxing, while the kitchen offers access to a useful downstairs shower room.

Upstairs, the property benefits from three well-proportioned double bedrooms, providing plenty of space for family and guests. The accommodation is completed by a family bathroom and a separate WC.

Externally, the property benefits from driveway parking and a garage, providing excellent off-road parking and storage. To the rear is a large, private garden, offering plenty of space for outdoor entertaining, gardening and family activities.

The property is being offered for sale with no forward chain, making it an attractive option for buyers looking for a straightforward move.

EPC Rating D

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





Porch

Entrance Hall

Reception/ Bedroom

13'11" x 13'11" (4.24m x 4.24m)

Living Room

15'1" x 12'4" (4.6m x 3.76m)

Conservatory

12'4" x 11'9" (3.76m x 3.58m)

Kitchen

15'5" x 8'4" (4.7m x 2.54m)

Shower Room

First Floor

Bedroom

13' x 11'4" (3.96m x 3.45m)

Bedroom

13' x 9'5" (3.96m x 2.87m)

WC

Bedroom

13'11" x 13'11" (4.24m x 4.24m)

Bathroom

External

Garden

Garage

Off Road Parking





Location Summary

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 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.

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).





TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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