



Brockenhurst Close, Canterbury
Asking Price: £300,000

Brockenhurst Close

Canterbury

Situated in a highly sought-after location, just a short drive from Canterbury City Centre, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to take on their next renovation project.

In need of full modernisation throughout, the property offers fantastic potential for someone looking to create their dream home and add their own personal touch.

With generous accommodation comprising three double bedrooms, there is plenty of space for families, investors, or those seeking a rewarding project.

Externally, the property benefits from driveway parking, a garage, and both front and rear gardens, further adding to the potential on offer.

This is the perfect project for buyers looking to renovate, redesign and transform a property into a fantastic family home in a desirable location. With its excellent position and huge scope for improvement, this property offers an exciting opportunity not to be missed.

EPC Rating E





Porch

Entrance Hall

Living Room

13' x 10'11" (3.96m x 3.33m)

Dining Room

11'9" x 9'7" (3.58m x 2.92m)

Kitchen

14'6" x 10'11" (4.42m x 3.33m)

WC

First Floor

Bathroom

Bedroom

9' x 9'6" (2.74m x 2.9m)

Bedroom

15'5" x 10'2" (4.7m x 3.1m)



Bedroom

9'8" x 6'6" (2.95m x 1.98m)

External

Garden

Driveway



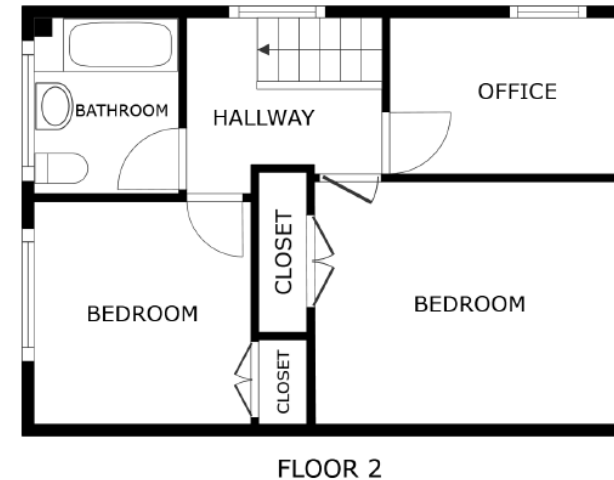
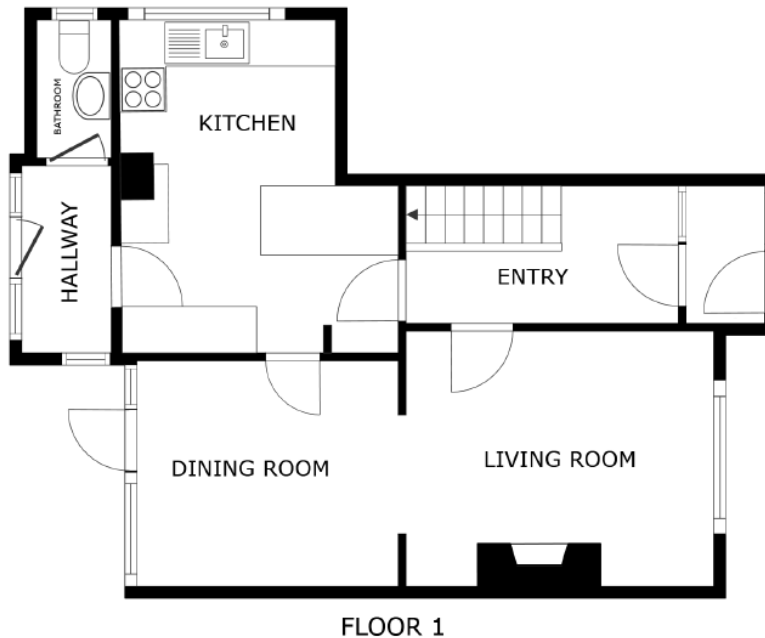
Location Summary

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).





GROSS INTERNAL AREA
FLOOR 1 552 sq.ft. FLOOR 2 432 sq.ft.
TOTAL : 983 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

14 Lower Chantry Lane, Canterbury, Kent – CT1 1UF

01227 200600

canterbury@milesandbarr.co.uk

www.milesandbarr.co.uk

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. If an offer is accepted on a property marketed by Miles & Barr, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.