

Puckle Lane, Canterbury

Asking Price: £375,000

miles&barr
...valuing people, not just property

Puckle Lane

Canterbury

Situated along the popular Puckle Lane in Canterbury, this immaculately presented two-bedroom mid-terraced home offers stylish and versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers looking to get onto the property ladder.

The ground floor has been thoughtfully arranged to create a welcoming living space, with an open-plan lounge/dining room featuring a charming fireplace and attractive period features, providing plenty of character. To the rear, the kitchen has been extended to the side to create a spacious and versatile kitchen/diner, offering ample room for cooking, dining and entertaining, with direct access to the rear garden.

To the first floor, there are two well-proportioned bedrooms, served by a recently refurbished bathroom finished to a particularly high standard. The bathroom has been beautifully transformed into a contemporary four-piece suite incorporating a wet-room style shower area, creating a stylish and practical space. The second floor offers further flexibility with a useful loft room, which could lend itself perfectly to use as an occasional third bedroom, home office or hobby room, depending on a purchaser's requirements.

Externally, the property benefits from a particularly attractive and established south-east facing rear garden, offering a wonderful degree of privacy and a peaceful outdoor setting. The garden is beautifully enclosed by mature planting, shrubs and established greenery, creating a lovely leafy backdrop. A patio provides an ideal space for outdoor dining and entertaining, while the additional covered seating area offers a lovely spot to relax and enjoy the garden throughout the warmer months.

The location is another notable feature, with Canterbury city centre within easy reach, offering an excellent selection of shops, restaurants, cafés and leisure facilities. Both Canterbury East and Canterbury West railway stations are also within walking distance, providing convenient connections for commuters and those travelling further afield.

Combining immaculate presentation, character features, versatile accommodation and a charming, established rear garden in a sought-after Canterbury location, this is an excellent opportunity for first-time buyers and those seeking a well-maintained home close to the city centre.













EPC Rating D

Some images may have been enhanced by AI for illustrative purposes only

Entrance Hall

Living Room
9'9" x 12'2" (2.97m x 3.7m)

Sitting Room
9'9" x 10' (2.97m x 3.05m)

Kitchen
12'6" x 11'8" (3.8m x 3.56m)

First Floor

Bathroom

Bedroom
7'9" x 12'2" (2.36m x 3.7m)

Bedroom
12'6" x 10'4" (3.8m x 3.15m)

Second Floor

Loft Room
12'6" x 17'8" (3.8m x 5.38m)

External

Courtyard Garden



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.

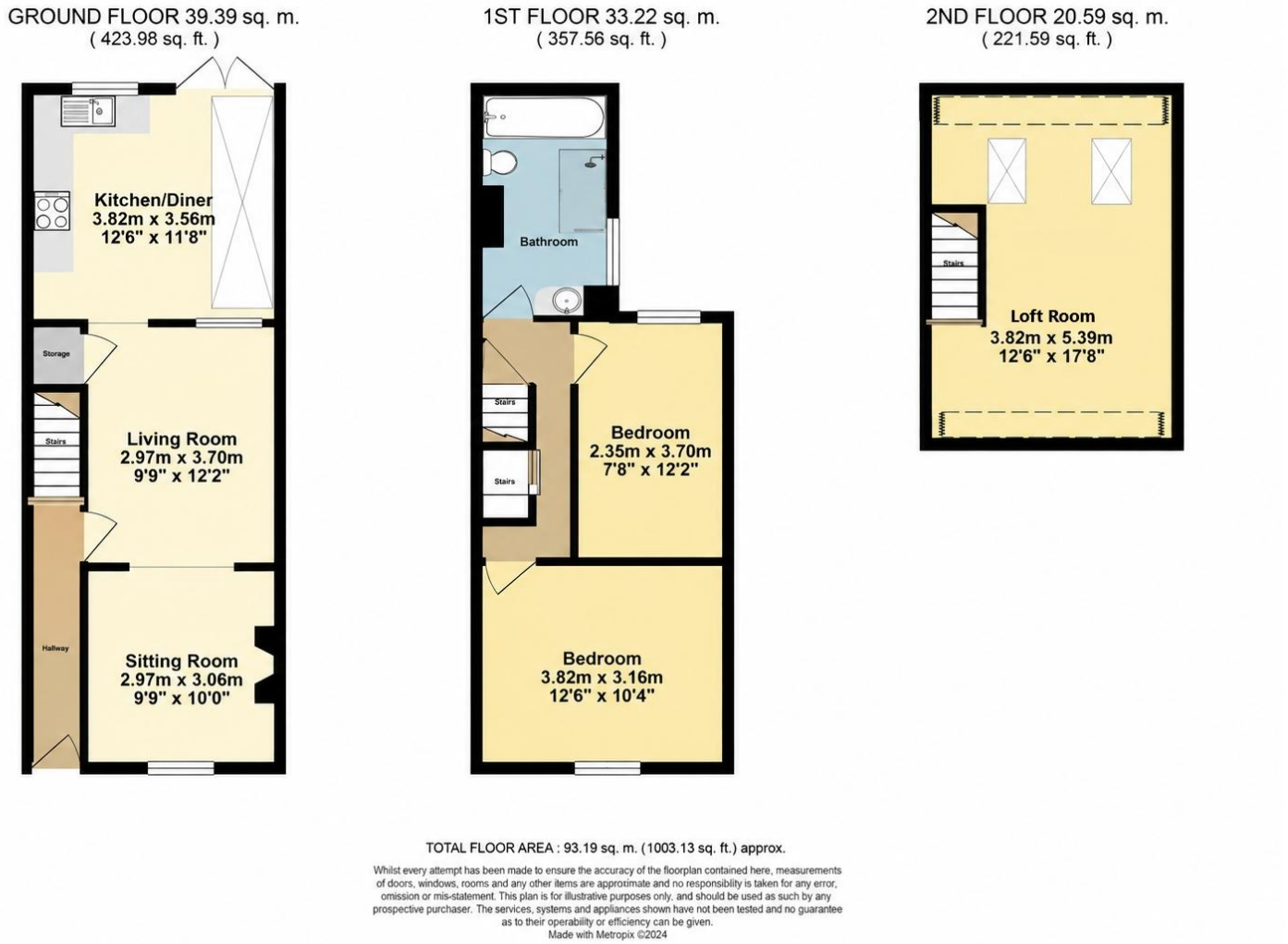
Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

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).









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.