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5 Monastery Street, Canterbury CT1 1NJ

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£635,000 Freehold

An elegant end terraced Victorian town house offering spacious family sized accommodation in a most convenient location just outside the City Walls.

Situated: 5 Monastery Street is located just outside the City walls beyond Burgate in an established and popular residential area conveniently placed for a wide range of amenities. The Cathedral, a wide selection of schools including the King's School and Canterbury East railway station are all within a few minutes' walk of the property.

Description: This elegant Victorian town house has spacious family sized accommodation over 3 principal floors (plus a basement room) and is well appointed and in excellent decorative order throughout. The property benefits from a good size rear garden and there are lovely views of the Cathedral from the rear.

On street permit parking can be found nearby. Further enquiries should be made of Canterbury City Council.

Viewing: Strictly by appointment through Finn's, Canterbury tel: 01227 454111 (if you are unsure about any of the details of the property please speak to a member of Finn's who has seen the property prior to your visit).

Services: Mains gas, electricity, water and drainage.

Council Tax: Canterbury City Council Tax Band 'E' (www.voa.gov.uk).

Tenure and Possession: Freehold

Date: These particulars were prepared on 13th October 2017.

The accommodation is as follows with approximate measurements:

Ground Floor

Entrance Lobby: with front door with inner door to -

Sitting Room: 15'1" x 13'2" (4.59m x 4.01m) with double-glazed front bay window, tiled fireplace with hearth and gas coal-effect fire, radiator, double floor cupboard with shelving over and door to -



Dining Room: 15'6" x 14'9" (4.72m x 4.49m) with stairs to first floor, external double rear doors with internal security grills, two radiators, wall light points, understairs cupboard, double doors to kitchen and door with stairs down to -

Basement Room: 13'9" x 10'1" (4.19m x 3.07m) An excellent room with 6'2" floor to ceiling height, power/light and electric panel radiator.

Kitchen: 9' x 8' (2.74m x 2.44m) fitted with 1 ½ bowl stainless-steel sink unit with mixer tap, worktops with cupboards and drawers under, side window, inset spotlights, wall cupboards, Smeg cooker extractor hood, skylight, tiled floor and steps up and opening to -

Utility Room: 9' x 8'8" (2.74m x 2.64m) with stainless-steel round bowl sink with mixer tap, worktop with space under, plumbing for washing machine, double radiator, wall cupboards, tiled flooring, rear window, fitted double storage cupboard, inset spotlights, external rear door.

First Floor:

Landing: with stairs to Second Floor, built-in airing cupboard housing lagged hot water tank, double radiator.

Bedroom 1: 13'10" x 10'10" (4.21m x 3.30m) (the current owners use this as a sitting room) with two front double-glazed windows, open fire with hearth, radiator, built-in wall cupboards.

Bedroom 4: 10.3" x 9'5" (3.12 x 2.87m) (currently used as a study) with double radiator, recessed shelving, door with access onto rear flat roof.

Bathroom: 13'4" x 4'8" (4.06m x 1.42m) (on two levels) with bath having mixer tap and shower attachments, pedestal basin, WC, double radiator, side window, extractor fan, tiled shower cubicle, part-tiled walls and tiled floor.

Second Floor:

Landing: with exposed brick wall, wall light point, access to loft space.

Bedroom 2: 15'1" x 9'1" (4.59m x 2.77m) with two double-glazed windows, two double radiators, pedestal basin with mixer tap.

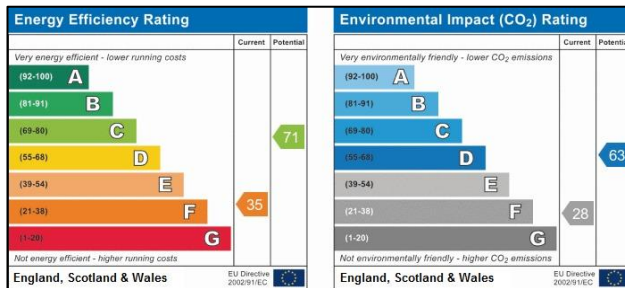
Bedroom 3: 13'1" x 10'5" (3.98m x 3.17m) with double-glazed rear window with Cathedral view, double radiator, wall light points, two fitted bedside drawer units, fireplace (the chimney is currently capped), two built-in double wardrobes and door to -

En-Suite Shower Room: 10'6" x 3'6" (3.20m x 1.07m) with shower cubicle, basin with mixer tap, WC, double radiator, part-tiled walls, extractor fan, inset spotlights and shaver point.



Outside: There is a forecourt to the front of the property. Most of the garden lies to the rear and is one of the main features of the property being laid out in two adjoining parts which are both wall/fence enclosed.

The first part of the garden measures 18' wide x 12'6" and is mainly paved with raised flower beds. This then leads via steps into a second area of garden which measures 20' x 15'. This area has been chipped and has a view of the Cathedral. There is also a side area of garden which measures 20' long x 6'7" which is mainly paved and has an outside tap.



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
1-3 King Street
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
Tel: 01843 848230

