



Charles Bainbridge



57 Black Griffin Lane,  
Canterbury, Kent, CT1 2DG

£315,000





An attractive period house in an enviable setting providing delightfully presented accommodation and having easy access to Canterbury City centre. On the ground floor is a sitting room to the front featuring a lovely wood-burning stove, beyond which is the kitchen which boasts impressive solid wood worksurfaces, integral oven and hob and plumbing for a dishwasher. To the rear is a lobby with a door opening to the garden and a cupboard housing the gas fired combination boiler serving heating and hot water. Beyond the lobby is an attractively fitted shower room incorporating space for a washing machine and dryer. On the first floor are two impressive double bedrooms, one to the rear with an attractive fireplace, a range of fitted wardrobes, and a well-equipped ensuite bathroom. The other bedroom also enjoys a pretty fireplace and a large built-in wardrobe. The property benefits from gas fired central heating and secondary glazed windows, many windows also having bespoke fitted shutters.

Externally there is a front garden with low level wall and a path accessing the front door. A path to the side leads to a gate providing pedestrian access to the rear garden. The rear garden measures approx. 40ft (12.18m) x 15ft (4.57m) and provides paved areas onto the lawn with raised beds and well-stocked borders. There is a substantial timber shed to the rear and the garden is enclosed by solid brick walls and wood-panel fencing. Three adjacent properties have a pedestrian right of access across the rear to the side pathway to Black Griffin Lane.

The property enjoys a delightful position close to Canterbury City centre and within easy access to Canterbury West train station and the St. Dunstan's area of the City. Canterbury offers a variety of shopping and leisure facilities along with an impressive range of schools, colleges, and universities across the City. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55mins.

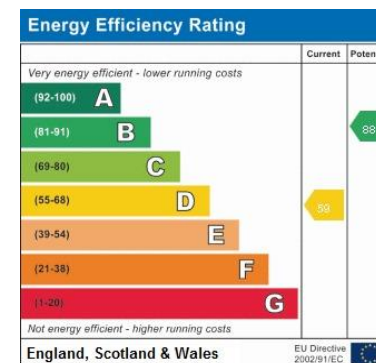
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

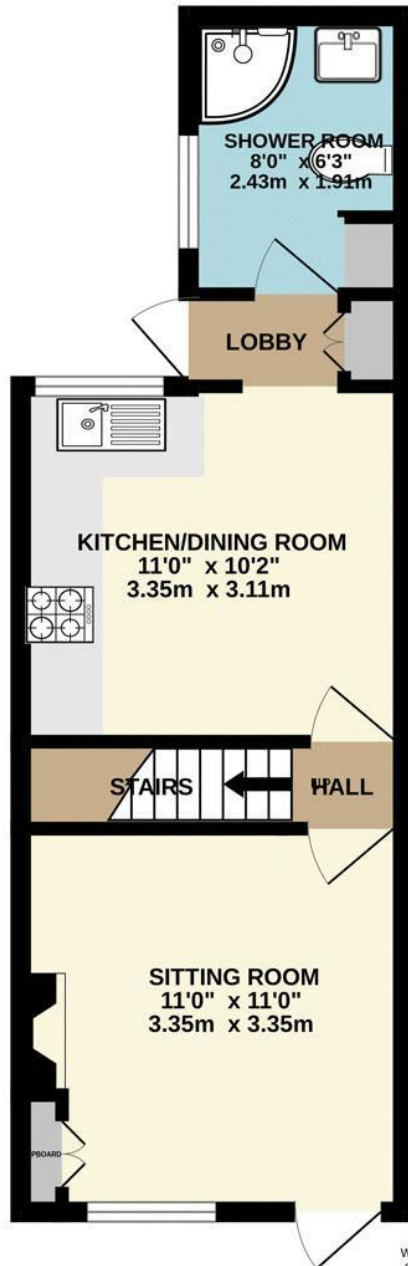
Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road,  
Canterbury, Kent, CT1 1YW.

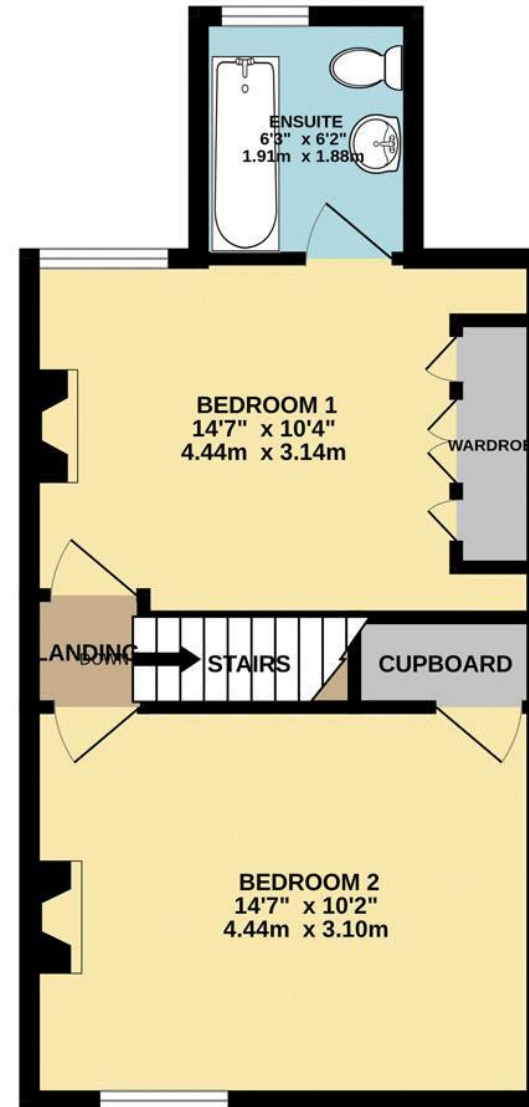
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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