



Charles Bainbridge



11 Wichling Close,
Canterbury, Kent, CT2 7QR

£475,000





A substantial detached family house in a cul-de-sac setting now in need of complete modernisation and refurbishment. The property benefits from extensive and well-proportioned accommodation. On the ground floor is an entrance hall with w/c and staircase rising to the first floor. There is a large sitting room with double doors opening to the dining room at the rear. The dining room in turn adjoins the kitchen and there is a useful utility room to the side. On the first floor are four double bedrooms, three of which have built-in storage, plus the family bathroom.

From the road is a driveway providing parking and access to the integral garage. A side path leads to the enclosed rear garden which is laid to grass and measures approx. 47' x 40' (14.31m x 12.18m) To the rear boundary is an attractive period wall and the sides are enclosed by wood panel fencing.

The property is conveniently located on the edge of Canterbury with easy access to the City centre and Canterbury West train station. Canterbury offers a comprehensive range of shops, restaurants and leisure facilities. Sainsbury's supermarket is nearby as is the Kingsmead Leisure Centre and King's School Recreation Centre, providing swimming pools and gym facilities. Both the Marlowe Theatre and Canterbury Cathedral are easily accessible. There are an impressive range of schools, colleges and universities in the City. Canterbury West station provides high speed rail services to London St. Pancras with a journey time of approx. 55 mins.

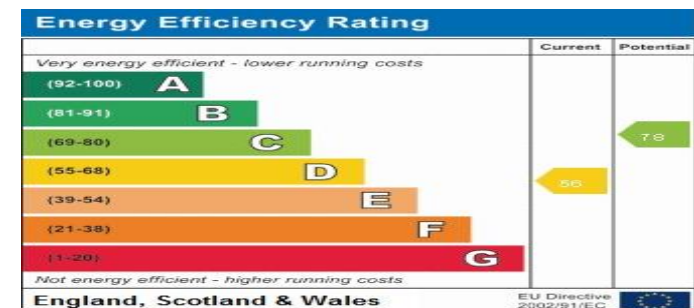
Services: All mains services are understood to be connected.

Tenure: Freehold

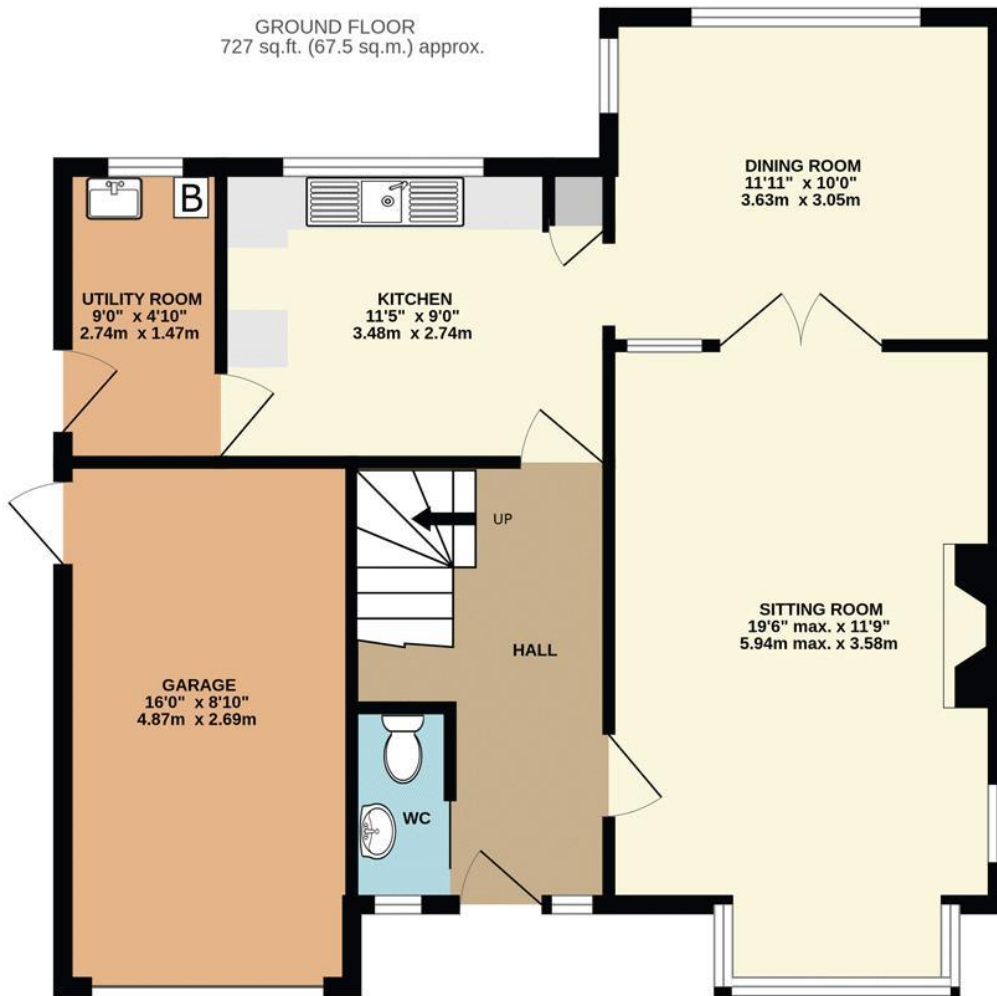
Council Tax Band: E

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

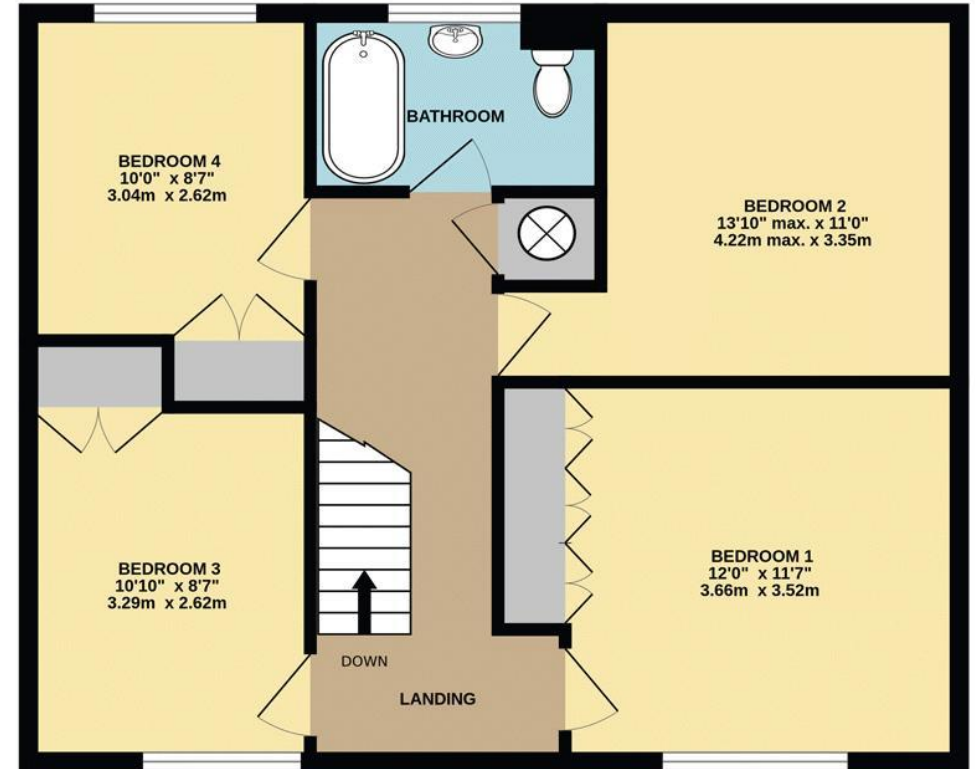
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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