



Charles Bainbridge



272 Wincheap,  
Canterbury, Kent, CT1 3TY

£195,000





An attractive period terrace house with accommodation arranged over three floors now in need of complete refurbishment and modernisation, situated in the popular area of Wincheap with the benefit of a driveway and parking to the rear. Internally the property has also suffered significant water damage through a leak from the internal system which will need addressing as part of the general works. On the ground floor are two reception rooms plus a kitchen and bathroom. On the first floor are two double bedrooms and on the second floor is a further attic bedroom.

Externally the rear garden measures approx. 77ft (23.45m) x 20ft (6.09m). There is a concrete area to the rear of the house with a path extending passed grass areas with shrubbery and two oak trees. There is a wildlife pond and to the end of the garden is a brick driveway providing parking with double gates giving access to and from Maiden Lane. The garden is enclosed by wood panel fencing.

The property is situated in the popular area of Wincheap convenient for local facilities and with easy access to the City centre. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges, and universities. There are two mainline railway stations serving the City with Canterbury West providing the High Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

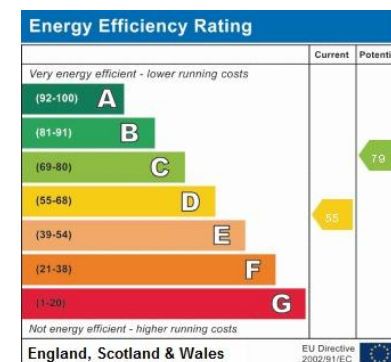
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

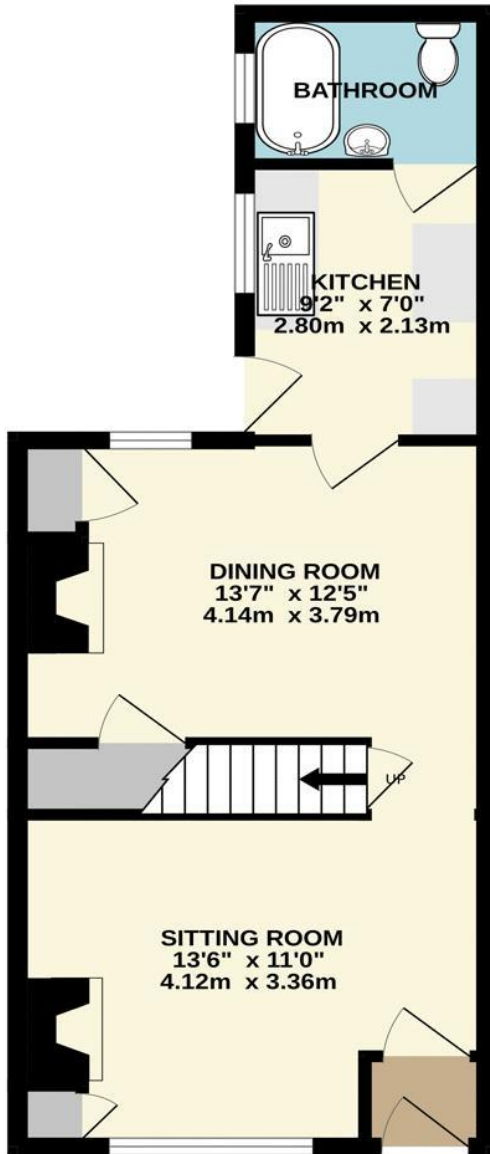
Council Tax Band: B

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)



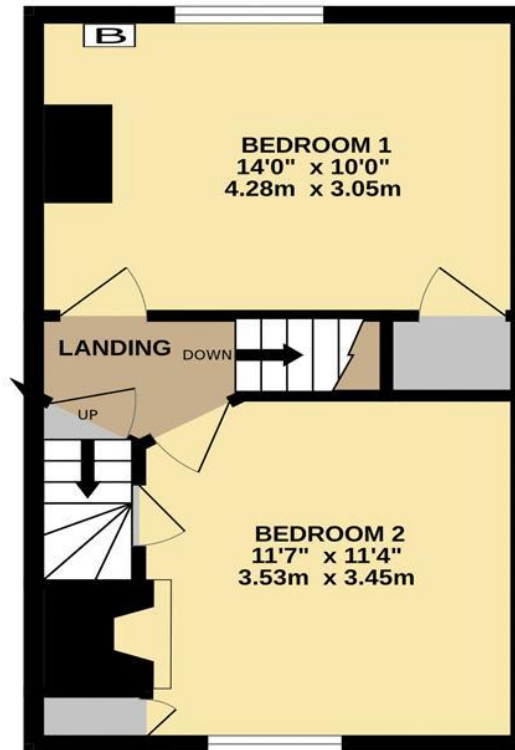
GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



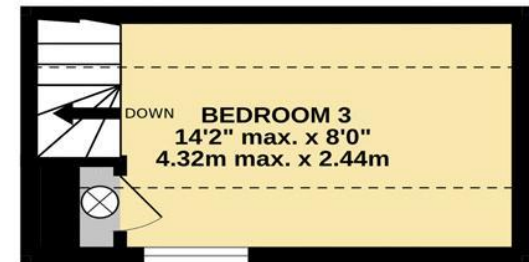
TOTAL FLOOR AREA : 830 sq.ft. (77.2 sq.m.) approx.

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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1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
110 sq.ft. (10.2 sq.m.) approx.









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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