



Charles Bainbridge



5 Ross Gardens, Rough Common,
Canterbury, Kent, CT2 9BY

Offers in Excess of
£440,000









A delightfully presented semi-detached family house in an enviable setting providing comfortable and versatile accommodation. On the ground floor is a large entrance hall with a staircase rising to the first floor. To the front the sitting room has an attractive fireplace and adjoins the open-plan kitchen/dining room to the rear. The stunning kitchen/dining room is comprehensively fitted with a range of wall, drawer and floor units and a selection of integral appliances. The dining room also has a range of fitted cupboards and French doors overlooking and opening onto the garden. There is a separate adjacent utility room and a well-appointed shower room. From the hallway is also a separate study which can provide a fourth bedroom as required. On the first floor are three bedrooms and the attractively fitted family bathroom. The property benefits from gas fired central heating and uPVC double glazed windows.

Externally there is a paved driveway to the front providing parking with a picket boundary fence and access to the front door. From the side drive a gate gives access to the rear garden. The rear garden measures approx. 43ft (13.10m) wide x an average of 54ft (16.45m) deep (tapering to the rear). There is a large paved patio area extending to the rear and side of the house and a lawn with conifer hedged areas to the rear and side. There is a substantial metal store set on a brick plinth and concrete base and a timber garden shed. External water supply and lighting. The garden is enclosed by wood panel fencing.

The property is set in an enviable residential position in the popular area of Rough Common with easy access to the nearby Blean Woods providing delightful walks and close to the highly regarded Blean Primary School. The house is ideally situated for the nearby independent Schools of St. Edmunds and Kent College whilst Canterbury City centre and Canterbury West Station are easily accessible. Rough Common benefits from local general store. The nearby Crab and Winkle Way also offers delightful walking and cycling through to Whitstable.

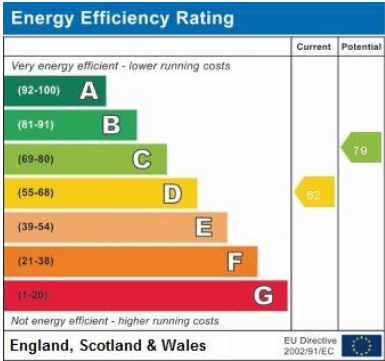
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

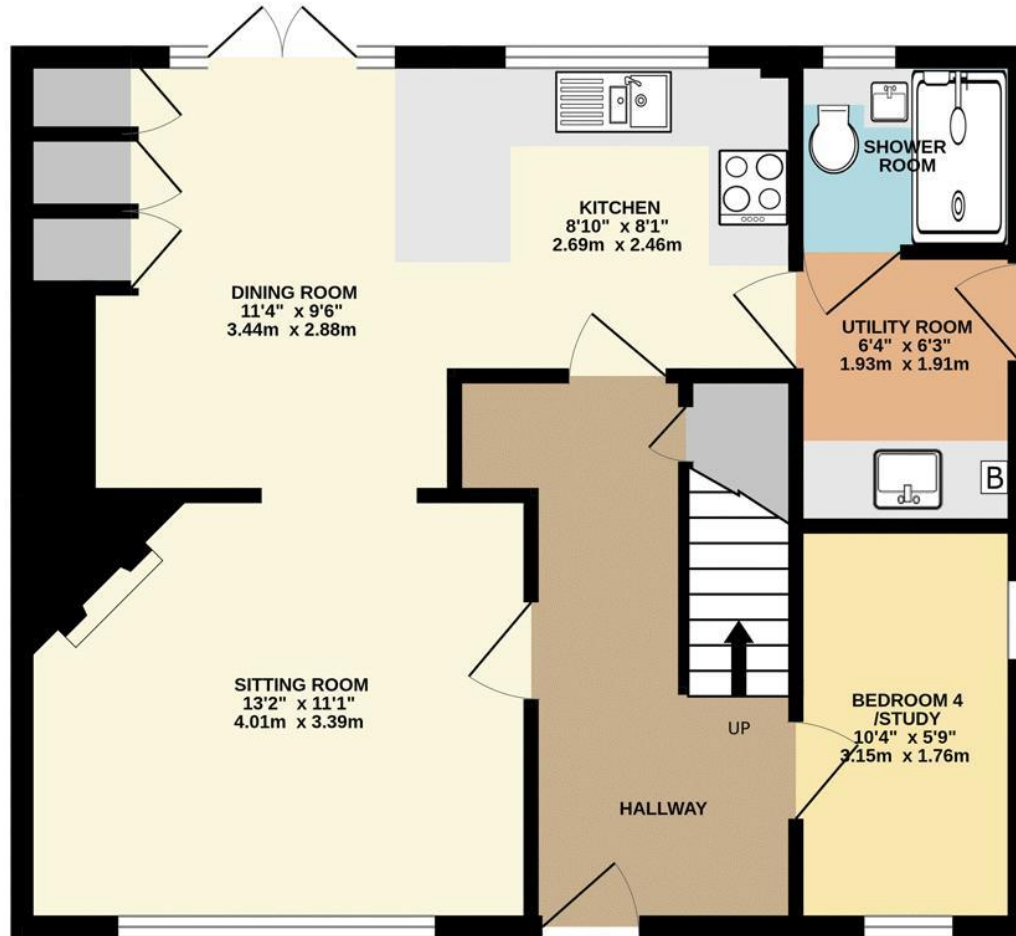
Council Tax Band: C

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

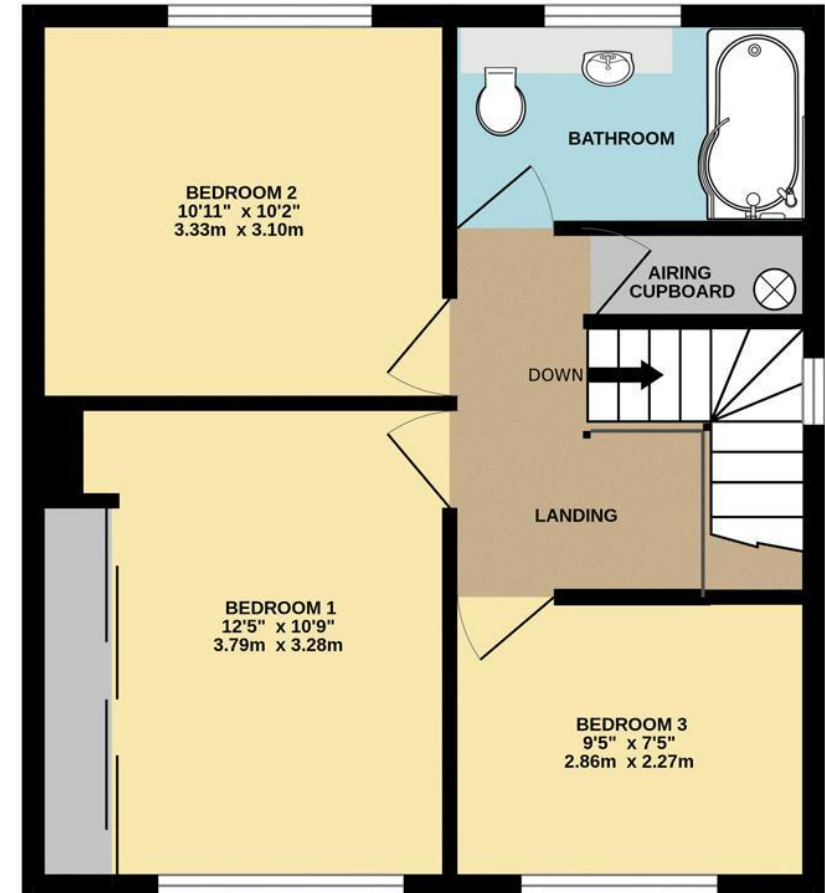
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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